

CESSNOCK COMMERCIAL PRECINCT PUBLIC DOMAIN PLAN & IMPLEMENTATION PLAN

PLANNING FOR OUR PEOPLE
OUR PLACE OUR FUTURE

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Section 1

Public Domain Plan

1.1 Vision

This Public Domain Plan (PDP) was prepared by Context Landscape Design in consultation with the Cessnock Council and the community.

The 'Gateway to the Hunter' vision builds upon the notion of the Lower Hunter Region as a notable productive landscape - a 'Valley Wine Country' serving its residents and surrounding cities and towns.

A study into the Lower Hunter region's Agricultural Lands, commissioned by the Australian Government's Sustainable Regional Development organisation (SRD), revealed that the region "has a range of natural resources and climatic conditions which support a wide variety of agricultural enterprises." 2 Not only does the region boast a complex rural economy driven largely by livestock grazing, poultry farming, and protected, broad acre and cultivated cropping but the region has established a sound international reputation for wine making and viticulture - a reputation which has impelled a thriving tourism industry alongside it.3

The City of Cessnock is a key location within the region as the first point of contact for visitors, the majority of whom travel to the region from the south. It is positioned to harness the influx of visitors making their way to the wineries further north, building upon its current identity as a regional centre. Cessnock has the opportunity to capitalise on the agricultural and viticulture identity of the region by incorporating the idea of the 'productive landscape' into its branding and open-space strategy.

Key existing open-space sites have been identified as potential opportunities for Cessnock to incorporate the landscape as part of the town's brand and provide an open space framework that enhances the Cessnock Commercial Precinct.

'A gateway to the Hunter Valley Wine Country that celebrates the cultural landscape of the region and provides a quality environment where the community is actively encouraged to participate in community and civic life'

1.2 Landscape Objectives

The landscape vision seeks to create a model 21st century regional community. The overall landscape vision will establish the essential character of the Cessnock Commercial Precinct, exploiting the viticultural setting, and providing visual and environmental amenity.

A series of key open space and landscape planning objectives have been identified:



Develop a Distinct Identity

The public domain should celebrate and interpret the viticultural and mining heritage of the town and the surrounding region to distinguish itself as the 'gateway' to the Hunter Valley Wine Country. This theme is to be reinforced and extended through the public domain by using specific planting, materials and furniture palettes which reinforce the theme and history of Cessnock as the Hunter Valley's 'Wine Country'. Other opportunities for strengthening the theme include the integration of interpretative art elements throughout the public domain (installations / streetscape details + fixtures / sculpture), wayfinding + signage, and informal / formal play spaces.

Develop a Green Network to Connect Character Zones

Existing open spaces and pedestrian links will be upgraded to strengthen accessibility and permeability between the components of the open space framework whilst enhancing their notion as 'green links + connectors'. The landscape will enforce way-finding throughout the precinct and provide ease of circulation and environmental amenity

Creation of a Legible Street Hierarchy

Develop a street network which integrates strong pedestrian and cycle links alongside the existing functional needs of public transport and vehicle movements. The proposed tree species and materials palette will create variety and character throughout the centre; supporting the overall 'Wine Country Gateway' and 'Mining Heritage' themes established.

Engage the Water Landscape

Allow connections to, and experience of, the canal system through the upgrade of existing channelled zones and above-ground interpretation of the covered channel zones via the implementation of swales and Water Sensitive Urban Design Principles (WSUD). Facilitate active engagement with the water by reverting the channels back to their original 'open stream' condition (though ephemeral in nature) through removal of the concrete confines and re-design of natural embankments with native planting. Improve links between the town centre and the water, visually and physically, especially through the upgrade / replacement of new pedestrian bridges. As a long-term vision, a flood study would need to be undertaken in the first instance to model the changes in flood water levels. Additionally a dam may need to be constructed to achieve a constant stream of water.

Create a Usable Landscape

Create a landscape setting that can accommodate a range of community and cultural activities for both day and night occasions. Public spaces that offer possibilities and activities for pausing and relaxing - inviting both residents and visitors to linger in the precinct for longer periods of time. Improving conditions and entertainment for children, such as playgrounds and adventure parks, will also entice visitors (especially families) to spend more time in the town centre. Currently under-utilized spaces in laneways and gaps in the built fabric have great potential to serve the town and its people with new 'green lungs' such as pocket parks and green facades / walls.

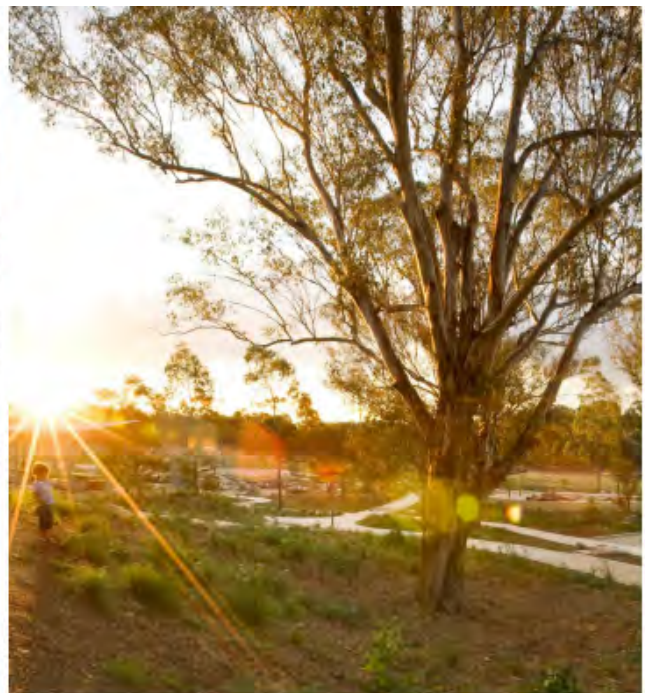
Ensure Safety and Security

Ensure that residential developments have defined private open spaces that overlook the public domain to create a sense of activity, safety and security. Ensure more active and transparent street frontages along key retail strips. Encourage tenancies to extend operating hours into the evening in order to maintain an active public environment beyond dusk. The implementation of a lighting strategy for the whole Commercial Precinct will facilitate and encourage evening activity.

Integrate the Landscape and Public Domain

The visual continuity and thematic vision - 'Mines and Wines' - for the Commercial Precinct can be enhanced by establishing a unified suite of public domain furnishes and materials, that includes lighting. Materials must be robust and enduring whilst reflecting the culture of the town.

1. Hunter Councils (June 2013). Mapping Important Agricultural Lands in The Lower Hunter Region of NSW; p13. Available: www.environment.gov.au [August 2016] 2 Ibid



1.3 Open Space

The Open Space Framework Strategy identifies the key existing open spaces within the study zone and suggests principle linkages and connections between these sites through the implementation of 'green corridors'.

The existing public open spaces of Cessnock are currently underutilised. Cessnock has the opportunity to tap into its existing recreational amenity through the provision of better linkages and accessibility.

Key parks and open spaces within the study area have been identified as opportunities to become local and regional attractions. The proposed upgrade and re-design of these existing open spaces will incorporate a range of activities and amenity to attract visitors and entice frequent use from residents.

These spaces reflect a hierarchy of uses based on their scale and location - from large open spaces for recreation to smaller, intimate spaces for gathering. Additionally, two locations along Vincent Street at the corners of Aberdare and Maitland Roads have been identified as key nodes where the notion of a 'Gateway' to the Main Street can be enhanced through numerous interventions such as public art installations / sculptural icons, alongside way-finding and interpretative signage.

The anchor parks and civic spaces consist of the following typologies:

1. Enterprise Corridor
2. Civic Park
3. Town Square
4. Gateways
5. Pocket Park

The 'Green Corridors' provide opportunity for a series of key connections between the open space networks. The 'Green Corridors' consist of the following typologies:

6. Urban Waterway
7. Green Ribbon - Urban Connector (long term vision)
8. Urban Spine (Main Street)
9. Primary Green Street Connector
10. Green Linkages

Finally, specific sites within the Centre have been recognised as key 'Catalyst Sites' which will celebrate the notion of the 'Hunter Valley Wine Country' alongside the viticultural character of the region. These anchor sites embody the overall landscape vision:

- A. Cessnock City Market / Event Site
- B. TAFE and Cultural Centre (Preferred Location)
- C. Cessnock Cultural Centre - Alternative Locations



'Open spaces are significant public assets that contribute to the development of engaging, liveable and sustainable centres and communities'



Figure No: 98 Open Space + Landscape Framework Plan

1.4 Catalyst Sites

Cessnock City Market

The Proposed Town Square is identified as a site to accommodate local and regional events and is identified as the City's commercial 'heart' - between the main street and a series of supermarkets. A yearly and seasonal calendar of events ranging from weekly wine and produce markets to festivals and music performances would cater for a wide range of users and age groups and attract visitors from elsewhere in the region. Bring to the table win-win survival strategies to ensure proactive domination.

Events create gatherings of people which in turn spill out into the peripheral streets and surrounding public domain, bringing life and bustle to a much larger radius. The surrounding retail and food and beverage offerings will benefit largely from events which generate a higher than average population of residents and visitors.

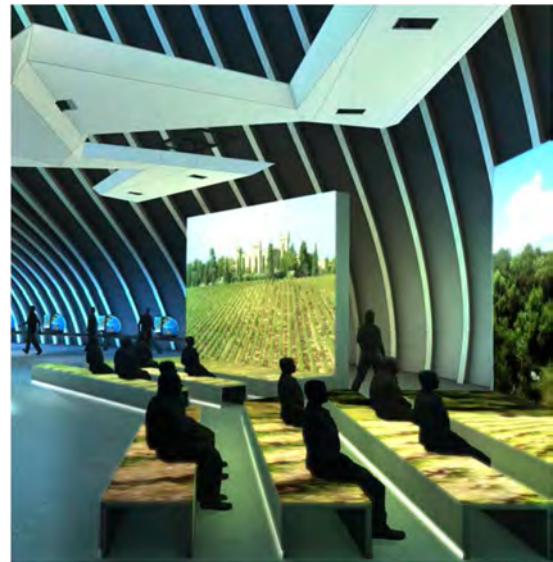


Cessnock Cultural Centre

TAFE will expand their educational services on the current site, bringing new activity and energy to the Commercial Precinct. A vibrant TAFE hub is envisaged with complimentary civic uses - a multi-purpose Cultural Centre which would potentially include a new Cessnock Library, a High Tech Museum, 'Mine and Wine' theme Visitors Centre and Local Aboriginal Heritage Interpretive Centre.

The Cultural Centre is envisaged as a welcoming facility which is an architectural attraction in itself and offers visitors a unique experience. A new expanded Cessnock Library facility would be incorporated in the Centre.

The high tech Museum and Visitors Centre would be devoted to the regional wine culture and Cessnock's mining heritage. It would provide visitors with an understanding of the history and future of the Hunter Valley as a centre of wine production and offer information into the mining history of Cessnock, providing a narrative into the township's growth and societal changes as a result of the developing coal mining industry.



1.5 Open Space Typologies

Enterprise Corridor

The opportunity exists to rethink the open space area to the south of the Cessnock Commercial Precinct within the zoned industrial/ business park area and remnant forest. The proposed 'Enterprise Corridor' accommodates an alternative bypass route that connects Aberdare Road with James Street and offers an alternative route around the Commercial Precinct for through traffic.

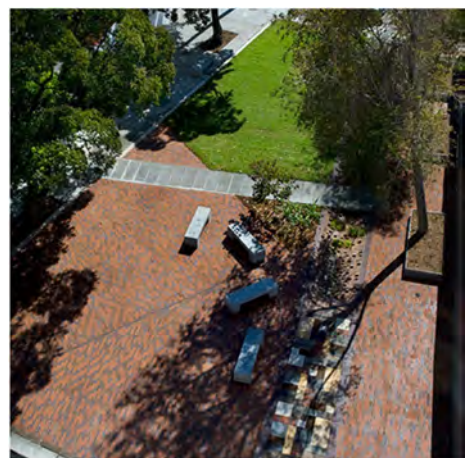
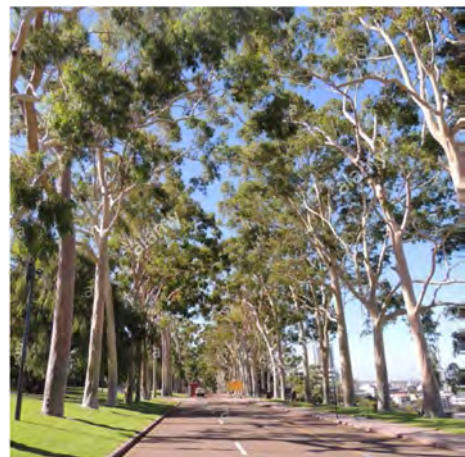
Adjacent to the potential bypass is zoned parkland, offering a number of active and passive recreational activities that will attract people from the region and local area alike, providing recreational activities for all abilities. Activities such as BMX / mountain bike trails, walking tracks and waterways all within an enhanced endemic forest system.

The proposed attractions will be integrated with appropriate facilities that complement the expected use such as toilets, picnic shelters, bins, lighting, wayfinding/signage and sensitively placed parking that will encourage use and provide the infrastructure for a range of potential future events.

Civic Park

Located in the central area of the commercial precinct the civic park will act as a 'green heart,' central to the open space network. This park will realise the following objectives:

- Provide a distinct identity that enhances the 'Cessnock' brand.
- A safe place for residents and families.
- Enhance opportunities for community activities.
- Provide a cultural meeting place.
- Prioritise pedestrian connectivity.
- Promote public art opportunities.





Town Square

An open public space, within the heart of the town, with a distinct urban identity, used as a community meeting place, a place to sit and have lunch or merely as a place to stop, rest and enjoy the town surrounds. A mixture of hardscape and formally arranged mature trees will provide shade and create a space that is usable in all weather conditions. Public art or water features would add to the sense of a special community space. The Town Square also has the potential to be utilised as an event space for markets. The design for the Town Square will realise the following objectives:



- Activation - day / night and year round.
- Adaptable / multi-purpose space.
- Strong connection to surrounding streets.
- Maximise solar access.
- Safe and accessible.
- Robust materiality.
- Promote public art opportunities.

Gateways

Four locations have been nominated as key sites in which to promote the 'Gateway' experience for visitors. A feature statement in the form of a sculptural piece or art installation will signal the entrance to Cessnock and to the Hunter Valley Wine Country when travelling north. This icon will become identifiable with visitors and has the potential to be part of the Centre's branding.



Pocket Park

This is a site within the city's commercial 'heart' which has the potential to be transformed into an important green space. This small park is envisaged as a space that will improve the staying opportunities within the Commercial Precinct. The creation of interesting and fun spaces with pleasant micro-climates, will offer a sense of repose away from the more populated areas of the Centre. Located on the corner of Vincent and Edward Streets, the existing park is proposed to be upgraded to create a strong, unique character. Its upgrade would provide the following amenity:



- Deciduous trees for shade in summer and to allow sun exposure in winter;
- Diverse feature planting bringing colour and texture;
- Seating to suit both groups and individuals;
- Creation of smaller 'rooms' for group gatherings; and
- Other furniture elements such as bins and water bubblers.

Urban Waterway

The existing creek/canal system along Charlton Street is a mixture of covered and open concrete channel. The opportunity exists to interpret the water course above the ground in a more urban treatment such as a water feature incorporating WSUD; for example as a planted swale that improves storm water quality. This interpretation will provide an attractive walkway along the west edge of Charlton Street and a possible termination/feature within the proposed Town Square.

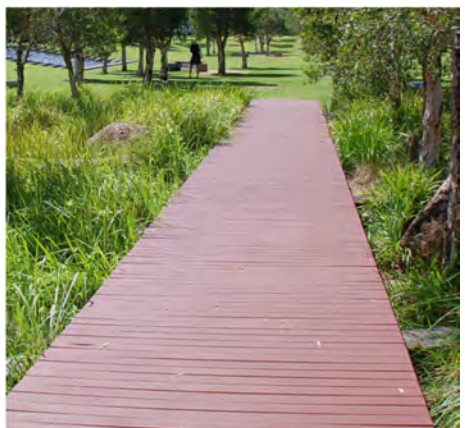
Open areas of the channel can be rehabilitated and incorporate a hard urban edge such as water steps that encourage interaction with the water and a place to rest and play. Interpretation of this water story will be educational and provide a strong and important sustainable message to the community as well as raising an awareness of the natural environment that runs through and below the Centre's streets.

Green Ribbon - Urban Connector

As part of a long-term vision for the centre, the 'Green Ribbon' becomes a second connector which capitalises on the existing water canal system as an opportunity to create a unique pedestrian journey. The long-term vision for the existing canals is for the transformation of an extremely unpleasant concrete channel into a ribbon of massed riparian planting, which reinstates its historic condition of a thriving natural waterway. This will in-turn generate the following outcomes:

- A new recreational trail which transitions from a walkway alongside the water, to boardwalks hovering above the water.
- Pockets of grass on top of the embankment providing spaces for picnicking and social gatherings.
- Bench seating along the ribbon offering amenity for rest and relaxation.
- Creation of an ecologically valuable habitat.

This vision is a long-term one, and in the first instance would rely on a flood study to model the changes in water levels, an assessment of the viability of relocating utilities and a construction feasibility of now to introduce small dams to the canal to achieve a constant stream of water





Urban Spine (Main Street)

The existing 'Main Street' forms the central spine of the Cessnock Commercial Precinct. It provides an important retail focus and a clear identity. The 'Main Street' is a place for people to meet, socialise and gather.

Key design moves which assist with this can include:

- Street tree planting to define the character and provide shade;
- Generous footpath widths;
- Active and open building facades to encourage and invite users;
- Appropriate lighting;
- Provide a human scale appropriate to existing density;
- Public artworks and cultural markers; and
- A street furniture palette that enhances Cessnock's character



Primary Green Street Connector

Cooper Street / North Avenue is identified as a strong pedestrian link between the retail 'Main Street' and the series of supermarkets to the west. As a key east-west connector, this linkage should become one of high pedestrian and bicycle priority incorporating traffic calming measures, such as a Shared Zone approach, in combination with well-designed pedestrian crossings and integrated bicycle routes.

Its character will be one of a green corridor:

- Introduce a Shared Zone approach at the Town Square;
- Leafy, tree-lined streets framing the pedestrian zone;
- WSUD integrated principles and street verge planting;
- Moveable planter and pots along the Cooper Street retail / dining end; and
- Layers of lighting at a human scale to facilitate evening activities



Green Linkages

Existing tertiary streets and laneways are identified as 'Green Linkages' - these forgotten (under-utilized) spaces will become pleasant walking routes, where people can step away from the main traffic corridors and enjoy a more intimate green walk at a human scale.

Key features include:

- Street tree planting in tertiary streets to define the character;
- Low-level planting in blisters to give the street a 'garden' feel; and
- Sustainability initiatives such as slotted kerbs, WSUD tree pit design and green walls (laneways).



1.6 Streetscapes

Street Typologies

Not only corridors for movement, streets take on a crucial role as the scene for activities and social gatherings of the public realm. Through striving to achieve better balances between all street users (pedestrians, cyclists and vehicles) the quality of the street environment is already increased. Then, through various levels of upgrades and implementations aimed at both pedestrian experience and ecological value, we can create streetscape environments which are perceived as destinations in themselves.

There are six street character types within the Centre; this reflects the use and function of streets within the Commercial Precinct. The character of each street is a result of the relationship between its built form / open space and the varying intensity of pedestrian and vehicular movement.

The study area street network consists of the following typologies:

1. City Bypass Road

This road typology consists of high traffic volumes and this is reflected in the wider street dimension. Medians of WSUD planting and large street trees help to mitigate the predominantly vehicular character.

2. Main Street

Vincent Street forms the 'Main Street' of Cessnock, coined the 'urban spine' of the centre. Its existing condition reflects that of a traditional retail shopping strip with wider walkway zones and on-street parking. Material upgrades and street planting infill can advance the pedestrian experience and amenity along this corridor.

3. Cross Street Connections

The streets are envisioned as a series of green linkages between the Centre's network of parks and open spaces. Due to the eastwest orientation of these streets, they serve as key connectors, moving pedestrians across the Commercial Precinct. Cooper Street is a key east-west connector, and, in conjunction with the proposed Town Square, is proposed in part as a Shared Zone (that would also extend part way along Charlton Street). A Shared Zone prioritises pedestrian access and has a strict speed limit of 10km/hr. These zones are paved from shop front to shop front, with vehicular passage restricted to one or two way routes, defined by bollards and other street furniture.

4. Secondary Streets

The Secondary Streets run parallel to the 'Main Street' (Vincent Street) to the east and the west. These streets are of a smaller, human scale and will provide high amenity for both pedestrians and cyclists.

5. Residential Streets

The Residential Streets occur on the periphery of the study area and are composed of largely single-dwelling plots. The existing streetscape character varies widely and the most crucial intervention is to



'Beyond their use for moving people and goods, streets comprise an extensive network of public open spaces that can facilitate social, civic, and economic interactions.'¹

1. New York City Department of Transport (2009). Street Design Manual. United States: Vanguard Direct, p23.

introduce street tree planting along with roadside low-level planting and / or WSUD initiatives such as rain gardens.

6. Laneways

The Laneway typology varies in dimensions and predominantly exists between Vincent Street and Charlton Street to the west. They are pedestrian only in character and have the potential to foster a unique finer-grained experience that is currently lacking in the Commercial Precinct.

The following pages explore the landscape vision for each of the street typologies in more detail.

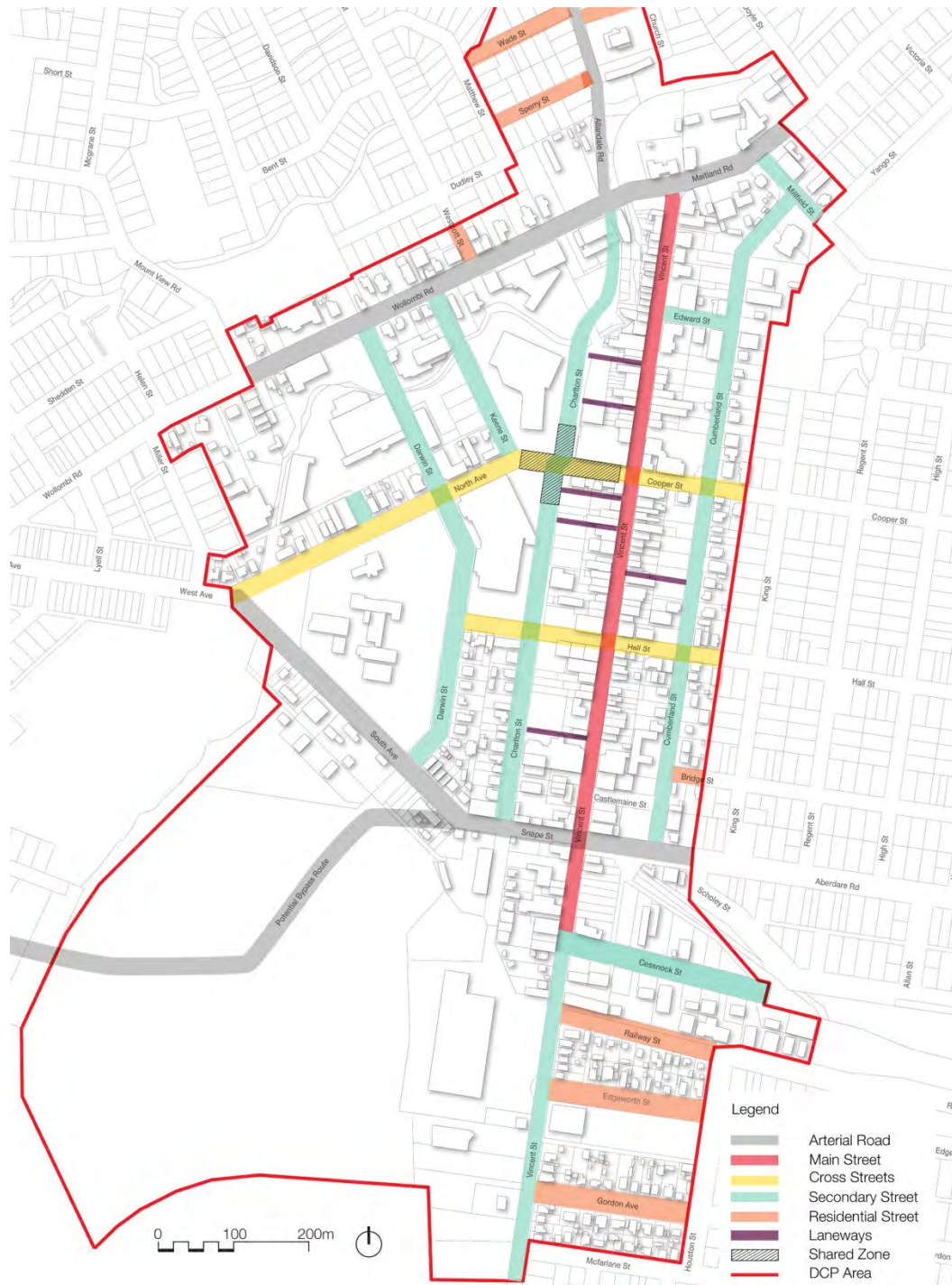


Figure No 1: Typologies + Hierarchy

1.7 Street Type: City Bypass Road

Character + Design Principles

- Mitigate large scale road environment with large tree planting to form boulevards / avenues.
- Integrate WSUD measures, dedicated cycle path (both sides) and ensure pedestrian provision.
- Incorporate median swale wherever possible between major intersections.

Street Trees + Planting

- Eucalyptus punctata to either side of street, spacing: 20m. Waterhousea floribunda to median swale strip, 20 m spacing of opposite arrangement.
- Native grasses and Macrophyte species for swales, e.g. Juncus usitatus, Carex appressa, Lomandra longifolia, Isolepis nodosa.
- Roadside planting: Dietes grandiflora, Trachealosperrum jasminoidies, Lomandra spp., Dianella spp.

Materiality

Asphalt surface for off-road cycleways - line marking in accordance with NSW Bicycle Guidelines. Concrete footpath to match existing.

Lighting

Existing light poles to be retained in the short term. In the long term, investigate more efficient, low maintenance LED lighting and upgrade poles to incorporate banners. Design light fittings to light both cycleway and road carriageways. Incorporate feature lighting at major gateways to Cessnock Commercial Precinct.

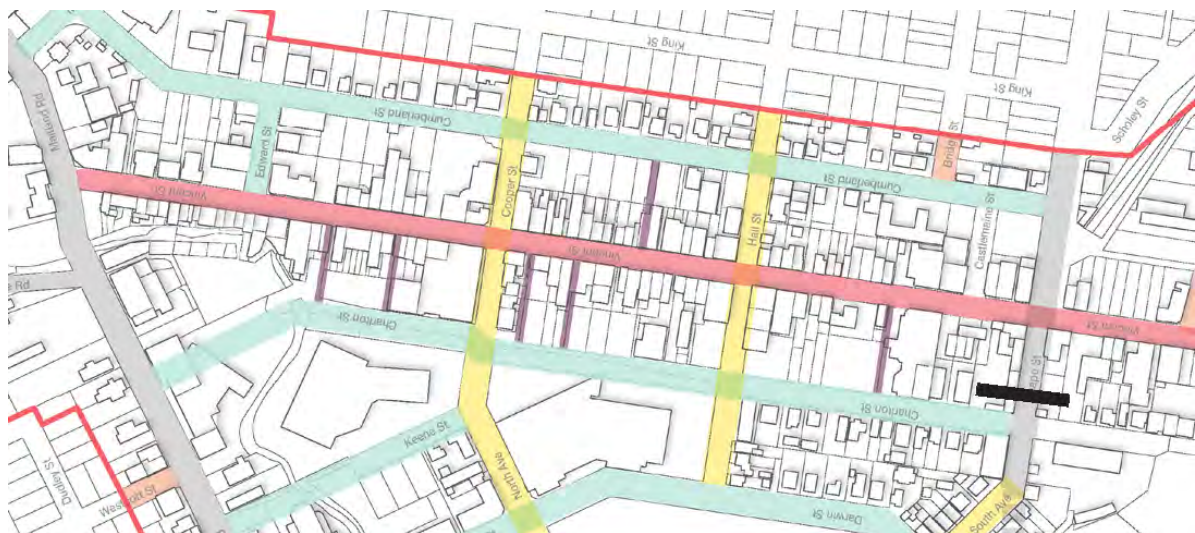
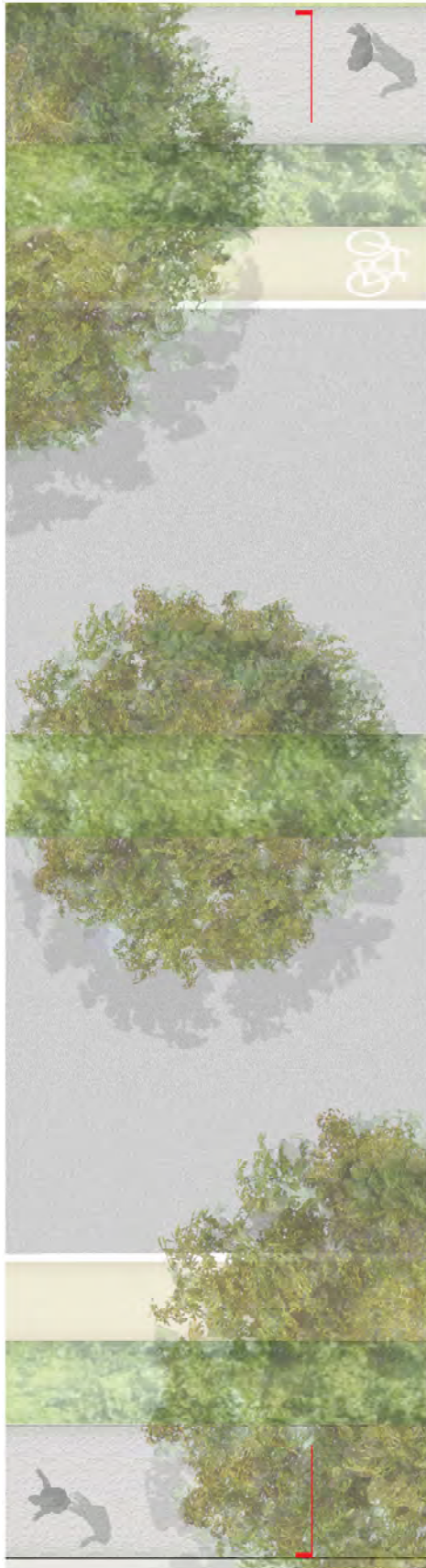


Figure No 2: Key Diagram –City Bypass Road Section



Varies 23-26.5m Street Corridor

Figure No 3: Cross Section – City Bypass Road

1.8 Street Type: 'Main Street'



Integration of bus shelters



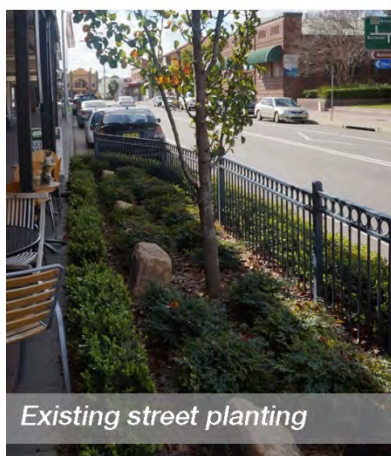
Active edges; cafe tenancies



Pop-up parklets to encourage street activation



Interpretative art elements



Existing street planting

Character + Design Principles

- Main retail strip - urban 'spine' of the Centre.
- High pedestrian amenity and high quality of finish is essential.

Series of recommendations:

- Removal of wall barrier and replace with planted garden bed as edge to pedestrian zone;
- Retain existing paving in the short term.
- Replacement / upgrade of existing furniture suite.
- Encourage the installations of Parklets, Pop-Up stores and Public Art to bring another layer of intrigue, interest and activation to the public realm; and
- Interpretative art elements have the potential to be integrated into the street furniture suite.
- Introduce bicycle parking every 100m (in pairs) alternating on either side of the road between Maitland Road & Aberdare Street, and located on both sides of the road between Edward & Hall Streets. Bicycle Parking between Edward & Hall Streets should be sculptural in nature, reflecting the 'wine or mine' theme.

Street Trees + Planting

Retain existing street trees - *Pyrus* spp. Infill with trees where gaps are present along street to a frequency of 20-25m staggered spacing where possible. Understory planting currently consists of *Nandina Gulf Stream* + *Buxus sempervirens*. Infill to greater densities.

Materiality + Furniture

Increase the level of amenity along Vincent Street through the addition of simple, robust and aesthetically pleasing street furniture, in particular, encourage outdoor dining with moveable seating to alfresco dining zones by tenants. Potential integration of bus shelters.

Lighting

Introduce post-top street lighting as a secondary layer where there are no awnings to establish a pedestrian-oriented street character. Change existing light poles over to efficient LED lighting and incorporate festival banners. A hierarchy of lighting levels should also be introduced to encourage activation after dark: Feature uplighting to street trees, additional illumination in alfresco dining areas, etc.

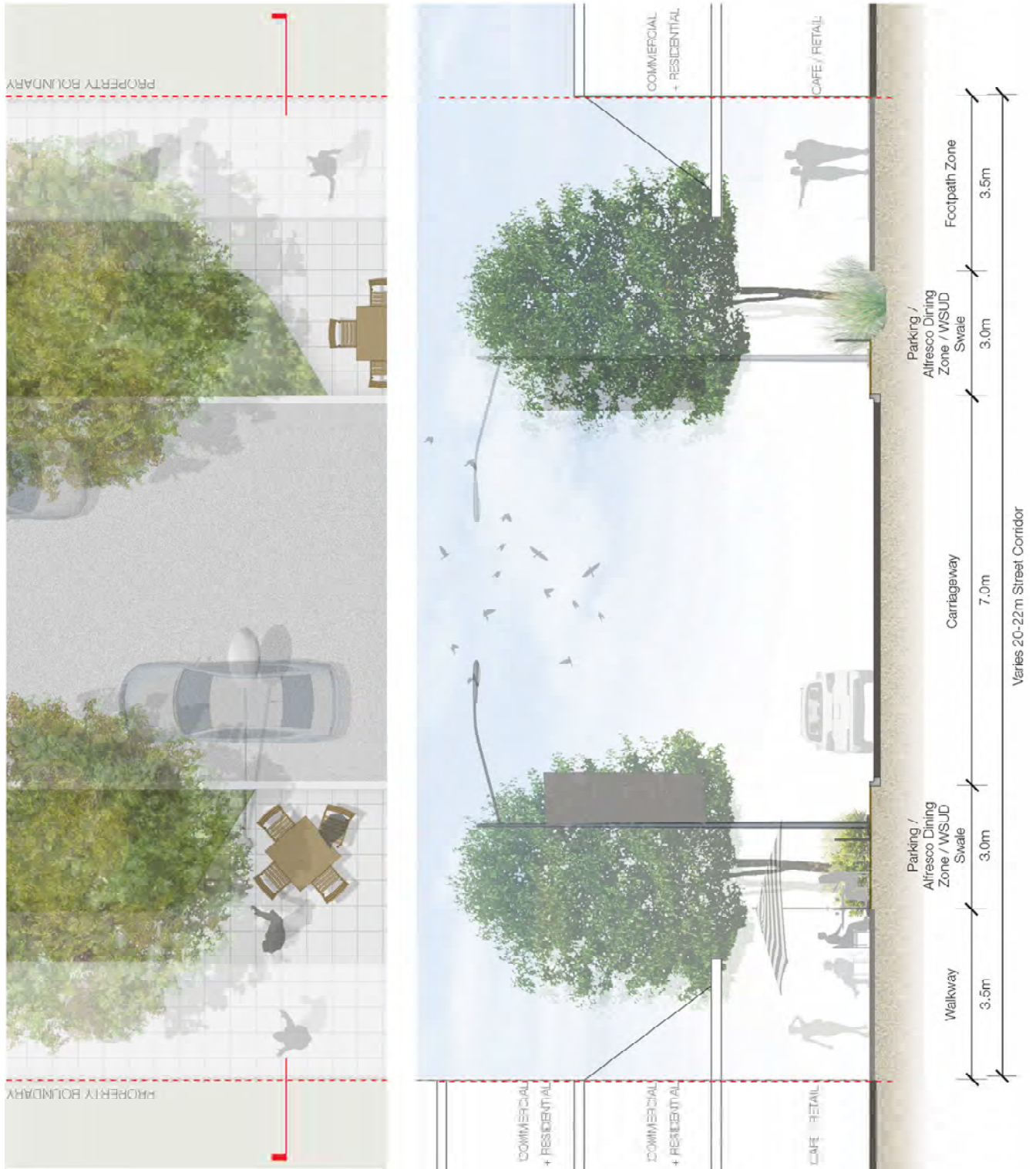


Figure No 4: Cross Section – Main Street

1.9 Street Type: Cross Street Connection



Upgrade of street furniture

Character + Design Principles

Envisioned as key green linkages between the Centre's parks and open spaces. The Cross Street Connections will incorporate higher levels of planting in the form of street trees, swales and rain gardens, roadside planting and tenancy planting e.g. pots / moveable planters along Cooper Street. A section of Cooper Street will be a Shared Zone, with large format pavers across the full width of the street. Vehicles are limited in speed and to a one way route, to facilitate pedestrian movement as well as accommodating for tenancy seating / spill-out zones.



Shared zone

Street Trees + Planting

- Cooper Street: Existing street trees to be retained to west of Cumberland Street. *Waterhousia florabunda*, spacing of staggered arrangement at one per lot or 20m (whichever is lesser), to be planted to east of Cumberland Street. Place at 15m spacings where possible.
- North Avenue + Hall Street: *Waterhousia florabunda*, 8m spacing.

Materiality + Furniture

Upgrade paving lighting, and all street furniture to suit proposed Shared Zone. Integrate finishes palette with proposed Town Square.



Tenancy greenery

Lighting

Upgrade lighting fixtures to increase the ambience after dark and encourage tenancies to capitalise on outdoor dining.



Feature lighting



Figure No 5: Key Diagram – Cross Street Section

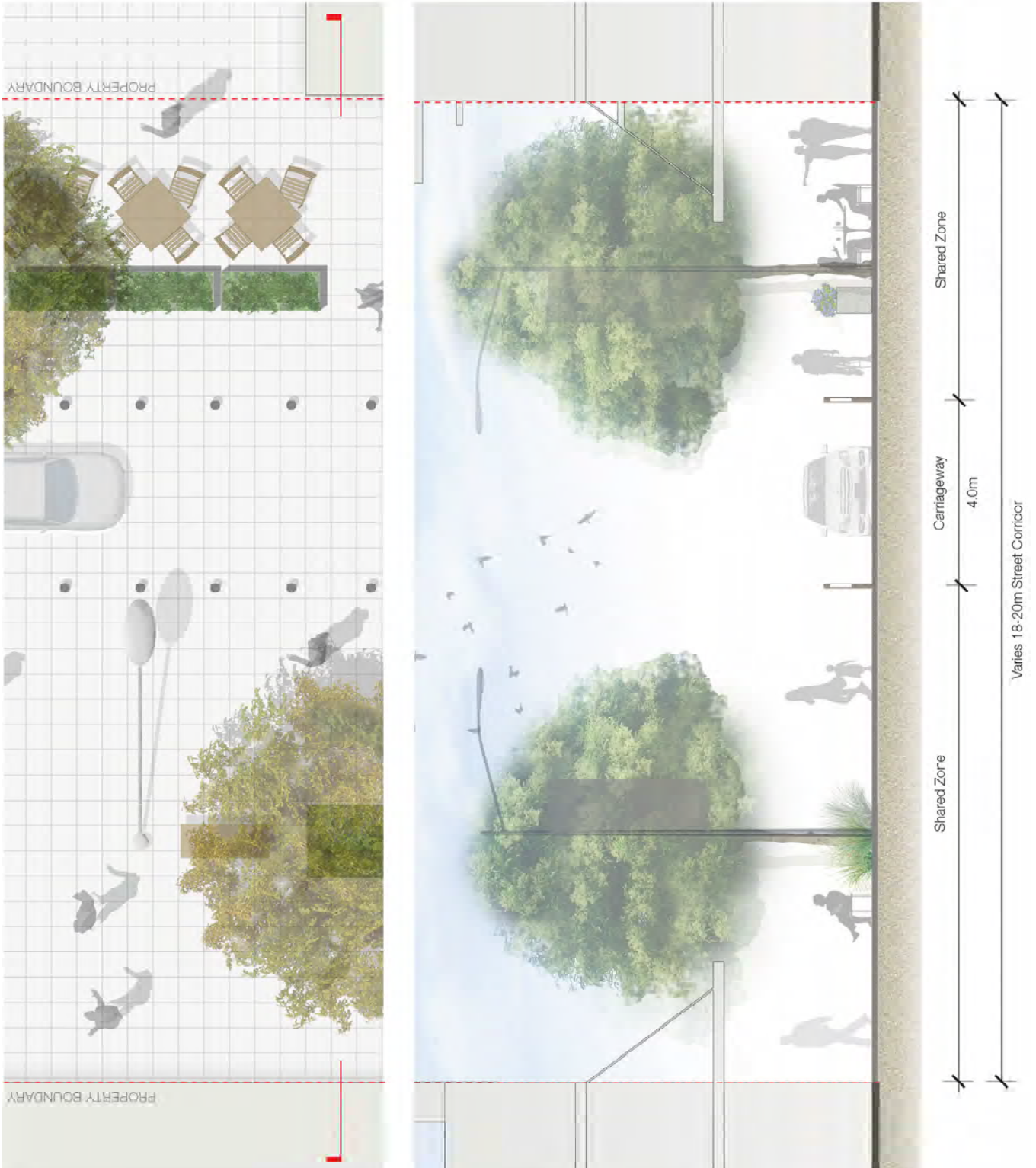


Figure No 6: Cross Section – Cross Street

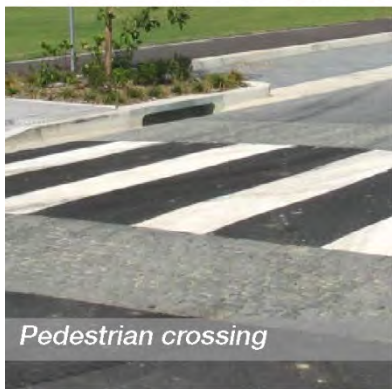
1.10 Street Type: Secondary Street



Cycleway / shared path



Produce + wine sampling market events



Pedestrian crossing



Swale planting

Character + Design Principles

Integration of a shared path / cycleway, along with the introduction of a series of raised pedestrian crossings will result in a passive, pedestrian friendly street. In Charlton Street - the street corridor will complement the 'catalyst site' of the existing car-park, which is earmarked as a temporary event space. The covered creek channel which runs underneath the street is re-interpreted above ground in the form of a linear swale.

Street Trees + Planting

- Charlton Street: *Eleocharis reticulata* within the swale, spacing 10m, opposite arrangement. Native grasses and Macrophyte species for swales, e.g. *Juncus usitatus*, *Carex appressa*, *Lomandra longifolia*, *Isolepis nodosa*.
- Darwin Street: *Lophostemon confertus*, spacing 15m, on the western side of the street.
- Cumberland Street: *Fraxinus angustifolia* 'Raywood', spacing at one per lot or 20m (whichever is lesser), opposite arrangement. Place at 15m spacings where possible.

Materiality + Furniture

Asphalt surface for shared path and raised pedestrian crossings - line marking in accordance with NSW Bicycle Guidelines. Timber boardwalk crossing above swale.

Lighting

Review standard street light levels to reinforce safety and incorporate special lighting within car-park for 'carpark mode' and 'event mode'.



Figure No 7: Key Diagram – Secondary Street

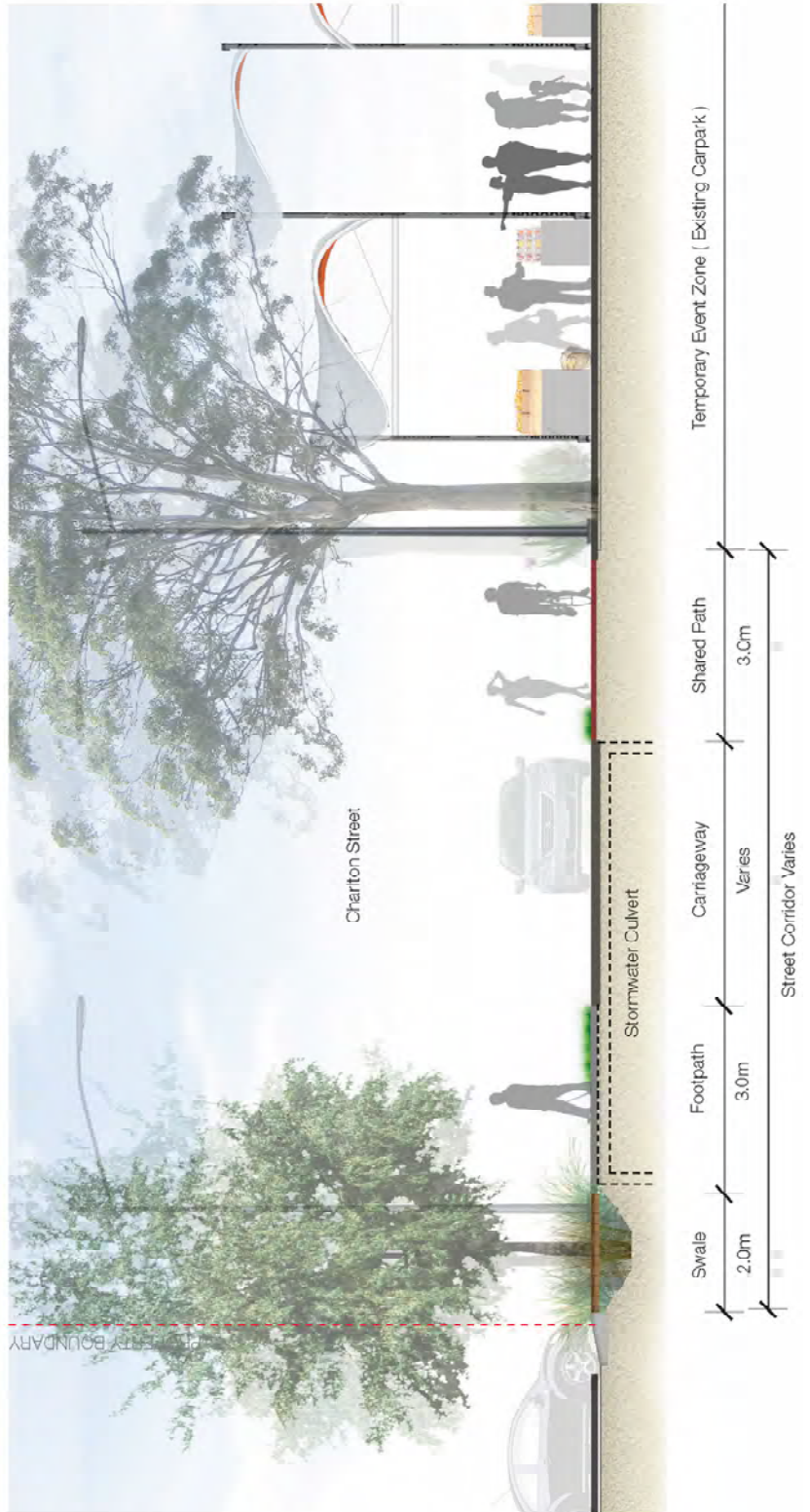


Figure No 8: Cross Section – Secondary Street

1.11 Street Type: Residential Street



Street tree planting



Rain garden plants



Concrete footpaths



Roadside planting

Character + Design Principles

Enhance the residential street environment through the establishment of street trees at regular intervals and the implementation of WSUD principles such as rain gardens and swales where appropriate. The primary aim is to establish green canopies and the presence of low-level planting throughout the residential street zones.

Street Trees + Planting

Where appropriate retain the existing street tree planting. Vary the street tree species among residential streets to avoid creating a monoculture. Select from the following palette:

- Evergreen: *Tristaniopsis laurina* 'Luscious', *Elaeocarpus reticulatus*, spacing at one per lot or 20m (whichever is lesser), opposite arrangement. Place at 15m spacings where possible.
- Deciduous: *Prunus cerasifera*, *Acer buergeranum*, spacing at one per lot or 20m (whichever is lesser), opposite arrangement. Place at 15m spacings where possible.
- Rain Garden Planting: e.g. *Juncus usitatus*, *Carex appressa*, *Lomandra longifolia*, *Isolepis nodosa*.

Materiality

Concrete footpaths to be introduced on both sides of the street.

Lighting

Standard street lighting on both sides of the street, at intervals appropriate for low-traffic, residential streets. Staggered setout.

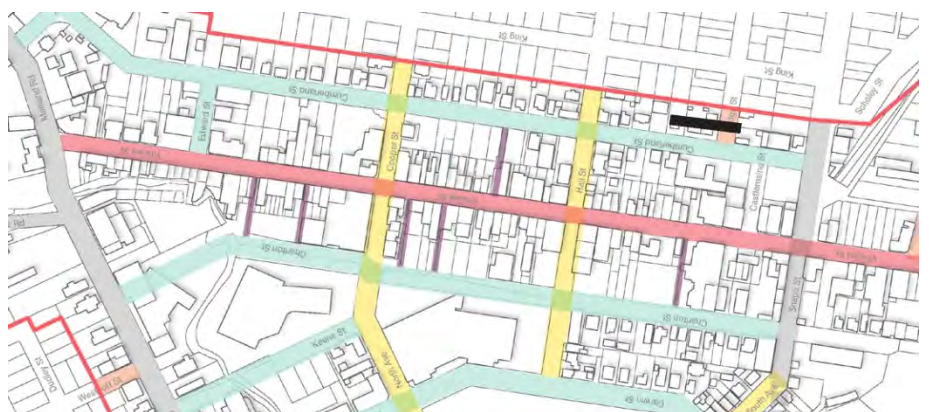


Figure No 9: Key Diagram – Residential Street

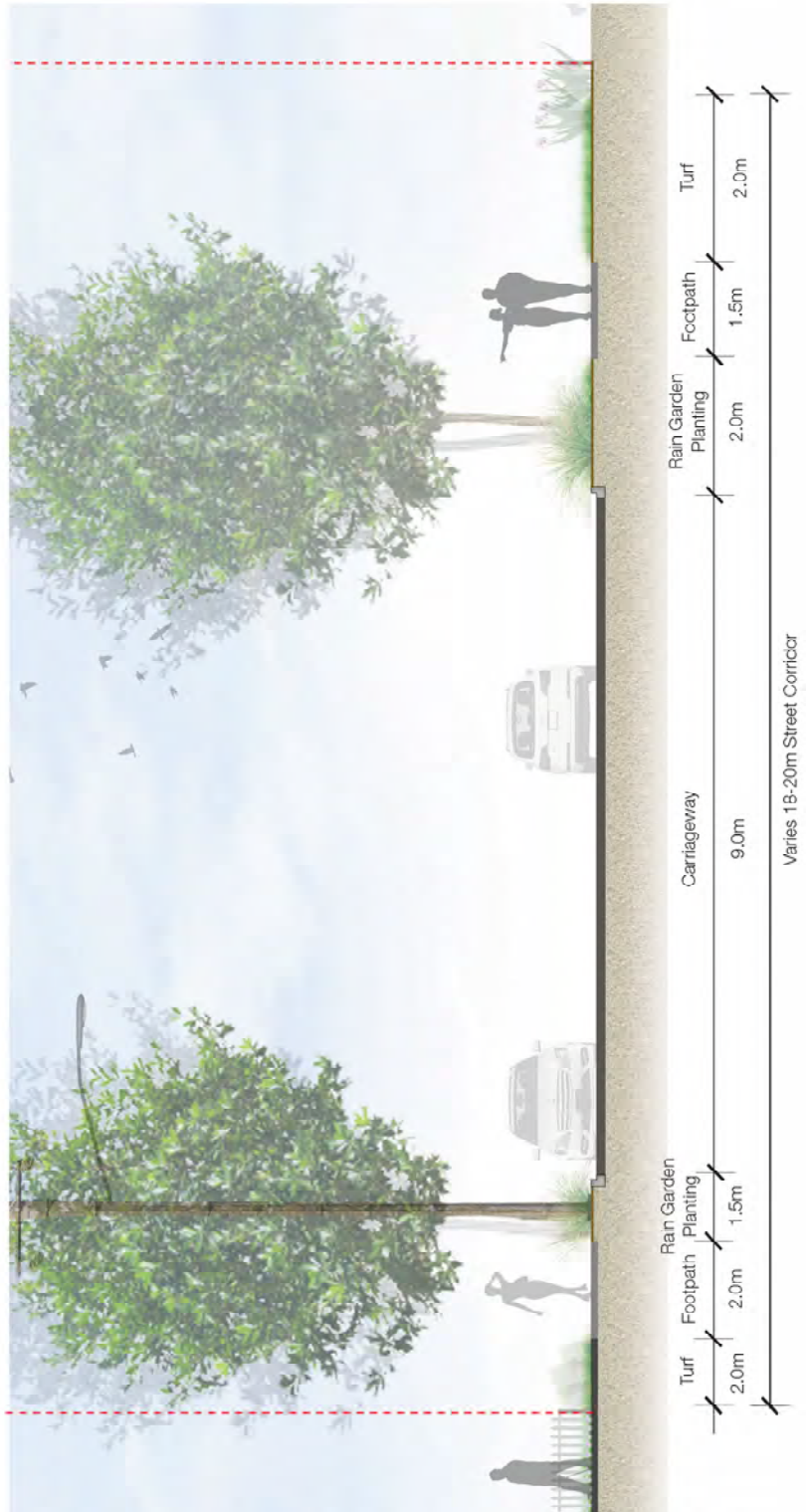


Figure No 10: Cross Section – Residential Street

1.12 Street Type: Laneway



Character + Design Principles

Inspired by the 'laneway revitalisation' revolution, first initiated in Melbourne, and now adopted in many cities and town centres - Cessnock laneways have the potential to create a finer-grained experience that is creative and made safe by introducing activities, passive surveillance, lighting installations and artworks.



Large pot plants with accent planting

Street Trees + Planting

- Capacity to incorporate climbers on wire trellis along laneway walls - green walls. Artistic arrangement complimentary to the theme of 'wine country' or Cessnock's 'mining heritage'.

- Large planters housing shade-tolerant trees and accent planting.

Materiality + Furniture

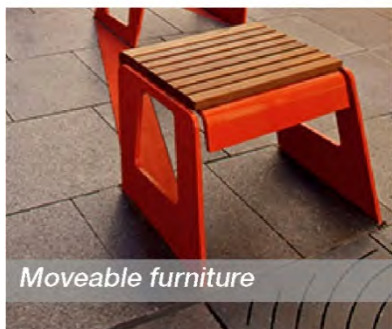
Unit paving to compliment the treatment along Vincent Street. Moveable furniture items to encourage small groups to stop and stay - bringing activity to these spaces which are currently thoroughfares and largely void of people.



Sculptural installation

Lighting

Feature catenary lighting spanning across the laneway. Potential for light installations along with public sculptures, and temporary exhibits within the laneway



Moveable furniture



Public art exhibitions



Figure No 11: Key Diagram - Laneways

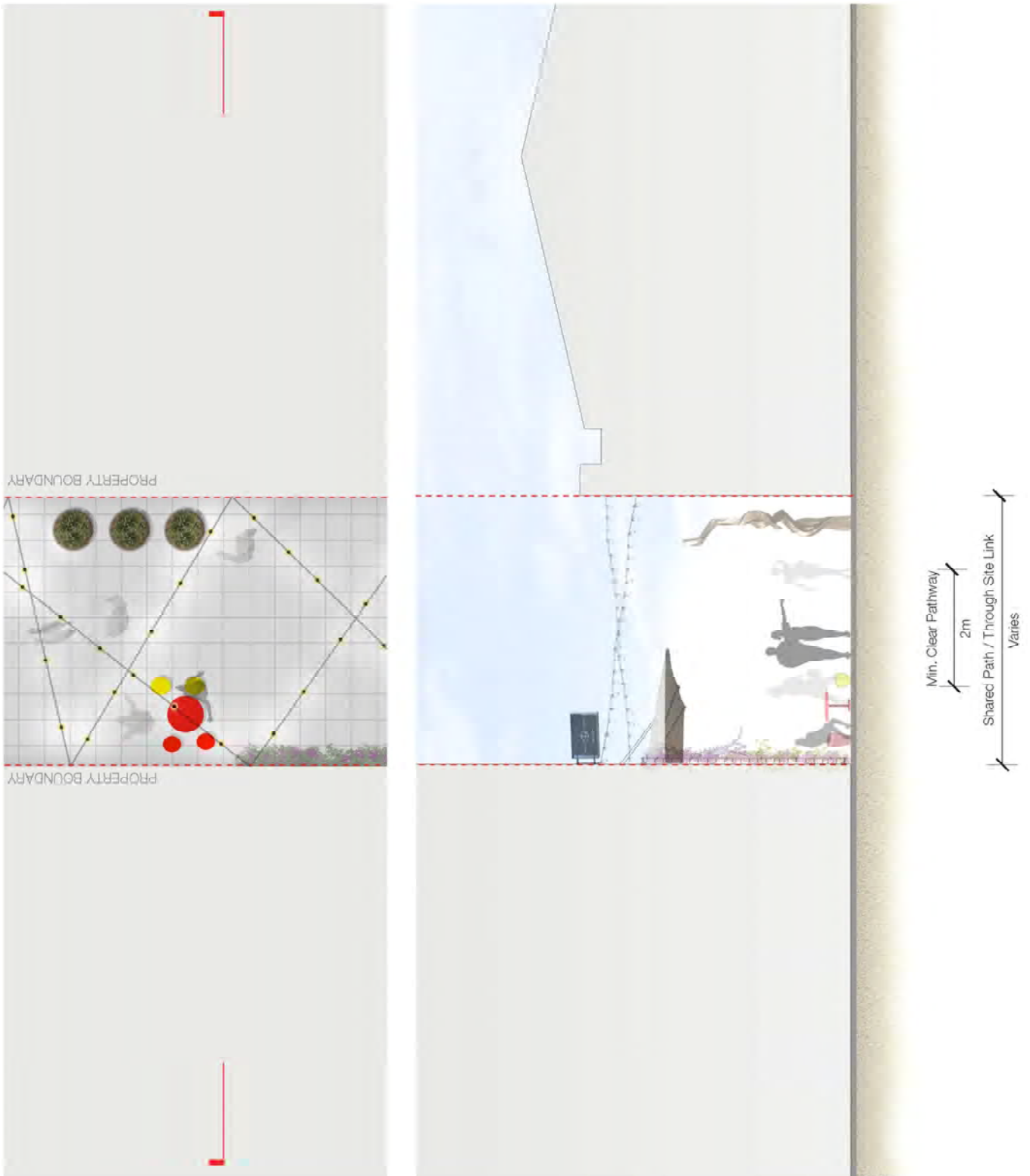


Figure No 12: Cross Section – Laneways

1.13 Public Domain Plan

The Cessnock Commercial Precinct is currently in need of a strong network of high quality green open spaces and recreational areas. Elements which are crucial in contributing to vibrancy and activation within the Public Realm.

The purpose of this Public Domain Plan is to provide a vision and cohesive plan to guide future development under the provision of a considered and unified network of open spaces, making up the public domain. This plan provides an overall landscape and urban design vision, one of which is driven by the desire to create strong green linkages between new and revitalised open spaces within the existing framework of Cessnock's Commercial Precinct.

The conceptual designs are a generator for directing new development. Indicative in nature, they present ideas and opportunities for creating interesting and engaging public spaces with community amenity as the driver. Street connections, parks, open spaces and urban squares present an opportunity to define the character of the overall Precinct and to provide a high quality, integrated public domain of significance to both locals and to visitors.

The conceptual designs also build upon the visionary theme of Cessnock as a regional 'Food Bowl'. Two of the largest open space sites within the precinct present exciting opportunities to integrate attractions at a regional scale: The Cessnock Farmers Market site and the Cultural Centre.

The Public Domain plans bring together the hierarchy of open spaces and street corridors which have presented as part of the Open-Space and Streetscape Typologies chapter. It is here that the individual characteristics envisioned for each site and street corridor have been exhibited in more depth and detail. All conforming to the overall vision and urban and landscape objectives for transforming Cessnock's Centre.



Legend

- A. TAFE and Cultural Centre
- B. Market / Event Site
- 1. Enterprise Corridor
- 2. Civic Park
- 3. Town Square
- 4. City Gateway
- 4A. Gateway to Vineyards
- 5. Pocket Park
- 6. Urban Waterway
- 7. Green Ribbon - Urban Connector (long term vision)
- 8. Urban Spine (Main Street)
- 9. Primary Green Street Connector (including Shared Zone)
- 10. Green Linkages
- 11. Existing Open Space
- 12. Potential Multi-Level Carpark Sites
- 13. Potential Cassnock Library Site
- 14. Information Kiosks



Figure No 13: Public Domain Plan



Legend

- A. TAFE and Cultural Centre
- B. Market / Event Site
- 1. Enterprise Corridor
- 2. Civic Park
- 3. Town Square
- 4. City Gateway
- 4A. Gateway to Vineyards
- 5. Pocket Park
- 6. Urban Waterway
- 7. Green Ribbon - Urban Connector (long term vision)
- 8. Urban Spine (Main Street)
- 9. Primary Green Street Connector (including Shared Zone)
- 10. Green Linkages
- 11. Existing Open Space
- 12. Potential Multi-Level Carpark Sites
- 13. Potential Cassnock Library Site
- 14. Information Kiosks

Figure No 14: Public Domain Plan – North



Figure No 15: Public Domain Plan – Middle



Figure No 16: Public Domain Plan – South

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1.14 Pedestrian Wayfinding Signage Strategy

The public domain is more welcoming and accessible if directional signage and interactive visitor information is provided at central locations, and at key decision points, within the Commercial Precinct.

Wayfinding within Cessnock will be aided by visual cues; such as paving colour; street tree planting; public artworks; etc. which help orient ourselves, and makes it easier to find our way around an urban centre. Directional and information signage adds an extra layer to these visual cues, and is particularly helpful in identifying the best route to key destinations within the Commercial Precinct.

Directional signage is proposed at the main street corners along the Vincent Street retail 'spine', to assist locals, and visitors alike, understand where major retail shopping centres, cultural destinations, public parking areas and information kiosks are located - that may not be visible from Vincent Street. It is proposed that these street signs are augmented by similar signs in laneways which identify where parking areas or other destinations can be accessed.

Interactive computer based signage kiosks are proposed at four key locations within the Commercial Centre, to assist first time visitors locate key destinations, services and regional highlights, and to provide additional helpful information and suggestions for places to visit, restaurants or cafe to dine at, or for accommodation options in the centre.

The Wayfinding signage will prioritise:

- the approach of motorists, pedestrians and cyclists as they enter the Commercial Precinct;
- navigation for pedestrians and cyclists using the Commercial Precinct and motorists seeking car parking;
- signage to community facilities; and
- signage that encourages active transport through safe routes.

The Wayfinding Strategy for the Commercial Precinct is to be read with reference to the following Council policy:

- Cessnock LGA Signage Strategy;
- Cessnock LGA Implementation Plan; and
- Installation of Directional Signs for Community Facilities and Services Policy.

LEGEND	
1	Vineyards, Cemetery, Hospital
2	Public Toilets, Parking, Cemetery
3	Police
4	Post Office, Aquatic Centre, Vineyards, Showground, Accommodation, Historic
5	Art Gallery, Library, Cessnock Performing Arts Centre, Town Square, Parking, Bus Stop, Place of
6	Civic Park
7	Town Square, Public Toilets, Parking, Post Office, Supermarket
8	Art Gallery, Police
9	Bridges Hill Park, Public Toilets
10	Parking, Supermarket
11	Cessnock Performing Arts Centre, Town Square, Information Kiosk, Sports Stadium
12	Bridges Hill Park, Public Toilets
13	Cessnock Performing Arts Centre, Public Toilets, Parking
14	Town Square, Public Toilets, Parking, Bus Stop
15	Art Gallery, Library, Bridges Hill Park, Pharmacy, Aquatic Centre, Police
16	Parking
17	Library, Post Office
18	Art Gallery, Library, Parking
19	TAFE, Civic Park
20	Bridges Hill Park, Parking
21	Art Gallery, Library, Bridges Hill Park, Parking
22	Aquatic Centre, Vineyards
23	Civic Park
24	Bridges Hill Park, Parking, Place of Worship
25	Parking
26	Art Gallery, Library, Information Kiosk, Parking, Post Office, Police
27	TAFE, Civic Park, Information Kiosk, Public Toilets, Post Office, Bus Stop
28	Town Square, Civic Park, Information Kiosk, Public Toilet, Post Office
29	Cessnock Performing Arts Centre, Sports Stadium
30	Cessnock Performing Arts Centre, Parking
31	Aquatic Centre
32	Town Square, Parking, Supermarket, Place of Worship
33	Town Square, Parking
34	Cessnock Performing Arts Centre, Parking, Sports Stadium, Place of Worship
35	Art Gallery, Library, Bridges Hill Park, Pharmacy
36	Art Gallery, Library, Bridges Hill Park, Parking, Place of Worship
37	Bridges Hill Park, Parking
38	Art Gallery, Library, Bridges Hill Park, Parking, Place of Worship
39	Parking
40	TAFE, Civic Park, Parking
41	Town Square, Civic Park, Information Kiosk, Bus Depot, Aquatic Centre
42	Cessnock Performing Arts Centre, Parking, Sports Stadium
43	Parking
44	Town Square, Parking
45	Art Gallery, Library, Town Square, Post Office, Aquatic Centre, Vineyards, Bus Stop,
46	Civic Park, Public Toilets, Turner Park, School, Cemetery
47	TAFE, Civic Park, Public Toilets, Parking
48	Bus Depot, Sports Stadium, Kitchener Poppet Head Park

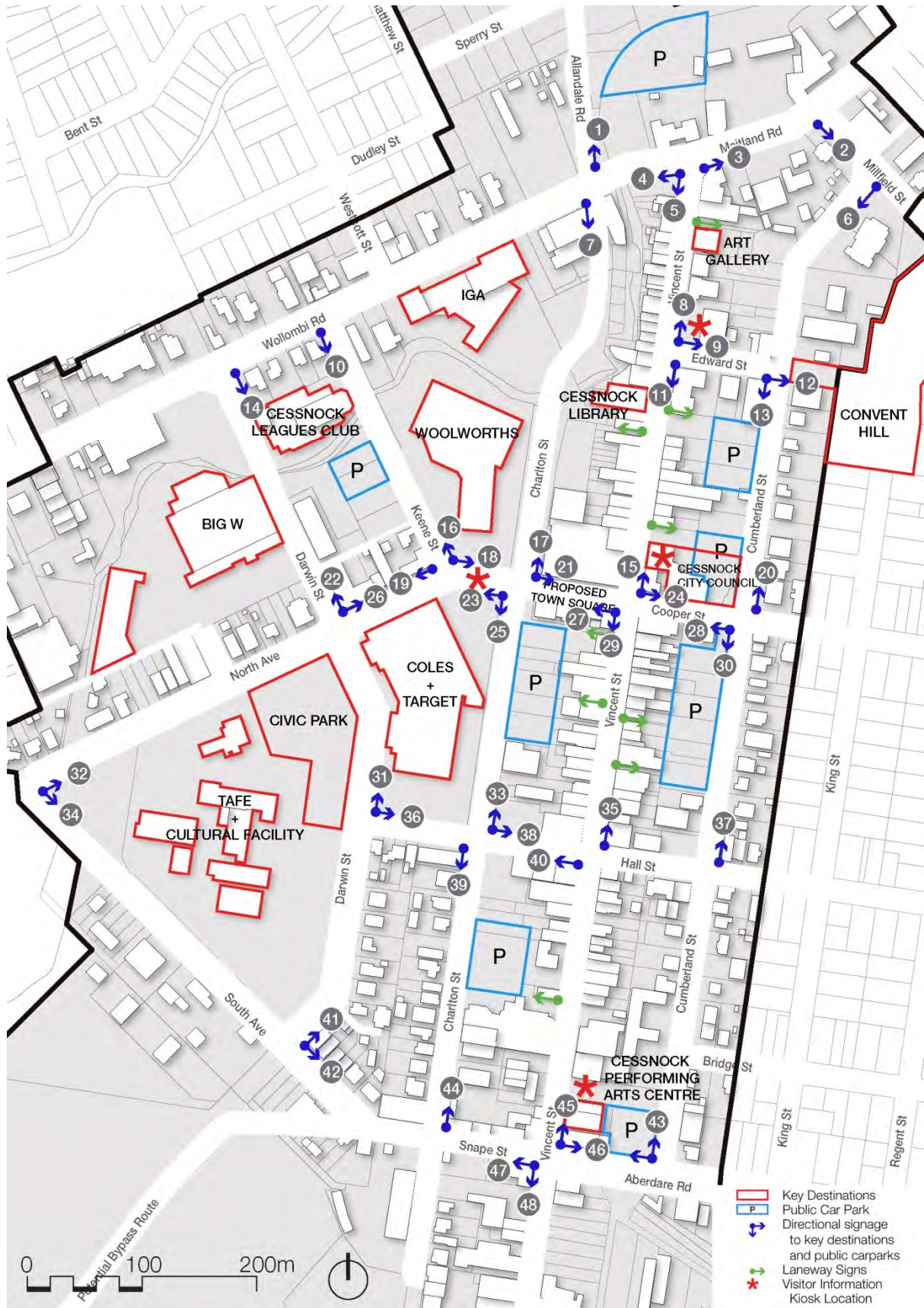


Figure No 17: Wayfinding Strategy

Section 2

Cessnock Town Square

2.1 Introduction

A Town Square is proposed which would provide a social focus and a 'heart' for Cessnock Commercial Precinct. It would be the place to meet - a destination in its own right, and a focus for the community, for socialising, entertainment and relaxation.

The proposed Cessnock Town Square and Cooper Street/Charlton Street Shared Zone will, crucially, link and tie together the precinct's two retail areas: the Vincent Street retail 'spine' and the cluster of major shopping centres situated in the west of the centre.

2.2 Existing Site Issues

An assessment of the proposed site for the Town Square identified a series of urban design issues that impact on the current amenity for users of the centre. The key issues can be summarised as:

- Poor access and legibility for pedestrians and drivers;
- Car dominated - unsafe pedestrian access (many car-pedestrian conflict points);
- Unsafe at night for pedestrians;
- Road infrastructure e.g. roundabouts; makes crossing for pedestrians difficult;
- An attractive group of eucalypt trees at Coles corner;
- Good laneway connections from parking areas, to Vincent Street;
- Long, blank walls along key street frontages;
- Un-used buildings at key locations e.g. former cinema that undermine street life;
- Activity is internalised, or significantly set back from the street;
- Loading dock/messy back-of-house functions are exposed to view; and
- Open drainage canals are unsightly and interrupt regular streetscapes.



Figure No:18: Poor access/conflicts.



Figure No 19: Roundabout/hard paving dominates/attractive Eucalyptus.



Figure No 20: Blank walls to streets.

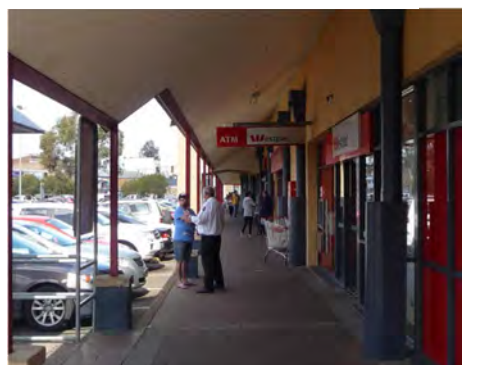


Figure No:21: Activity removed from the street.



Figure No 22: Parking areas have few trees and pedestrian access is confusing



Figure No 23: Exposed 'back of house'



Figure No 24: Car dominated



Figure No 25: Roundabout impacts upon pedestrian access along Cooper Street

2.3 Proposed Character

A new 'place' is needed where people can naturally meet and celebrate the unique lifestyle which Cessnock has to offer - a place that has the services infrastructure in place to host regular produce markets, seasonal festivals, where yearly celebrations such as Christmas, Easter, Melbourne Cup and Australia Day can be held.

Building-in infrastructure in the Square, to support, for example, the temporary installation of a video screen, would allow twilight Olympic or Commonwealth Games events, or carols by candle-light. Providing areas suited for small music events, such as 'Jazz in the Square' or for Winter Lights festivals would enliven the experience of the public realm. Existing events such as the Posty Bike Race would have an appropriate venue for spectators to gather and for the winner to be announced.

The proposed Town Square is seen as a lively meeting place and a new social hub for the centre. The potential program of activities could include:

- Paved areas for weekly markets;
- Shaded seating areas, arbour/pergolas; • Engaging children's water feature;
- Children's play experience;
- Raised grass areas for sitting/resting/reading;
- Quiet seating areas with movable chairs;
- Small areas for buskers/ live music; • Interpretive public artwork (feature lighting, paving inserts, sculpture, etc.);
- Outdoor café dining areas;
- Well-lit night-time zone;
- Wayfinding signage and visitor information totems;
- Safe bicycle parking; and
- WSUD interpretation

The proposed Town Square will need to be a collaborative effort, with Council working with key Stakeholders, including Woolworths, Coles, Cessnock Leagues Club, various property owners, Hunter Water and Roads and Maritime Services (RMS) to deliver an important new community and social 'asset' for Cessnock.



Figure No 26: Live music eg: busking.



Figure No 27: Simple shaded areas.



Figure No 28: Weekly produce market.



Figure No 29: Quality paving, landscape and public art.



Figure No 30: A mix of 'green' and 'paved' spaces, including comfortable seating and public art.



Figure No 31: Engaging children's water experiences.



Figure No 32: Movies in the 'square'.



Figure No 36: Engaging children's play experience.



Figure No 33: A focus for night-time activity

2.4 Design Concept – Stage One

The Town Square project would be rolled-out in three stages. This will dovetail with available funding, the reorganising of car parking arrangements, the re-routing of existing bus routes (to facilitate the Shared Zone concept) and the readiness for key stakeholders to partner with Council on the delivery of the Square.

Stage 1 Works

The upgrade works include:

- Converting Cooper Street into a one way east, Shared Zone, from Vincent Street to the Keene Street-North Avenue intersection;
- Converting Charlton Street into a two way Shared Zone north of Cooper Street, and a one way north Shared Zone, south of Cooper Street;
- Upgrading all paving to a large format charcoal colour honed concrete 'flagstone paver' for the full width of the street, removing kerbs and gutters, defining the passage for vehicles with bollards and other new street furniture;
- Upgrading all street lighting to new smart pole standard (underground power supply);
- Including new street furniture, seating areas and outdoor dining areas for café/restaurants (Cooper Street);
- Wherever possible retaining the existing group of eucalypt trees and the street trees in Cooper Street, and consolidating with new street trees;
- Incorporating four short stay parallel parking spaces (Cooper Street);
- Including paving and pedestrian lighting upgrades and public artwork for the laneway between Vincent Street and Charlton Street; and
- Incorporating new wayfinding signage, supermarket sign and visitor information totems.

Funding

Stage 1 is primarily funded from existing Council budget provisions and is on Council owned land – this allows an early start on these upgrade works. All services, paving levels and the Upgrade finishes palette will be designed to allow seamless expansion of the square in subsequent project stages

Facilitating Infrastructure

The re-routing of existing Cooper Street bus services will be required, refer Figure 90: Public Transport Network, for the Shared Zone to be approved by the RMS. The proposal is to re-route bus services from Wollombi Road via Keene Street, which will require the completion of the north section of Keene Street.

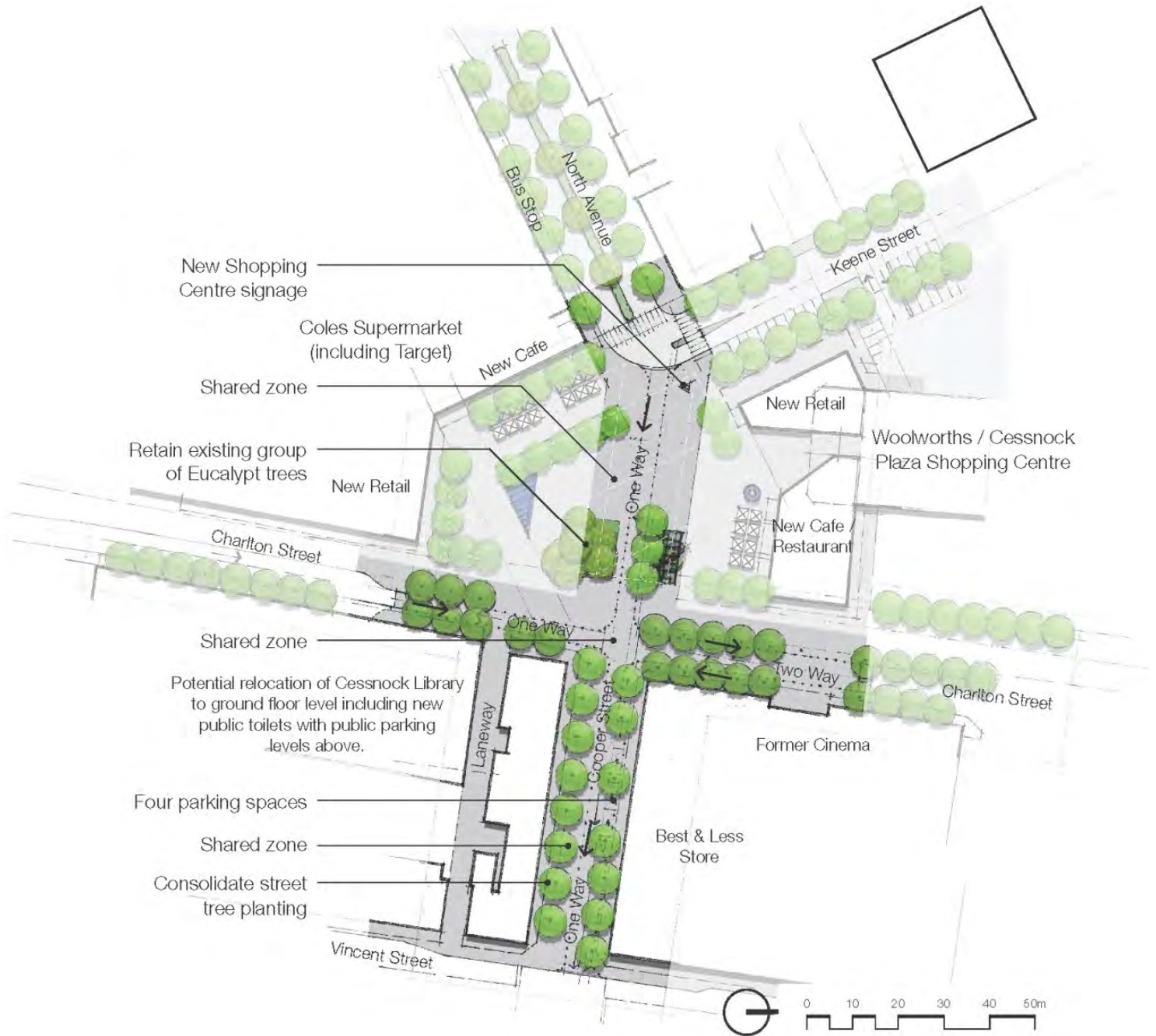


Figure No 37: Town Square Concept – Stage One.

2.5 Design Concept – Stage Two

This phase of the Town Square project relies on the owners of the Woolworths Cessnock Plaza Shopping Centre site to partner with Council on the delivery of the square - initial meetings with the owner have indicated a willingness to work with Council on the project.

The current privately owned car parking areas which front Cooper Street would be dedicated to Council for public use - to construct the north of the Town Square. The owner would be compensated for the loss of parking spaces, by Council constructing a multi-level public carpark on Keene Street, adjacent to the Shopping Centre.

Stage 2 Works

The upgrade works include:

- Converting the current Woolworths carpark to a paved Town Square (north part);
- Upgrading paving to a large format charcoal colour honed concrete 'flagstone paver';
- Reconfigure Keene Street entry/exit to shopping centre carpark;
- Upgrading all street lighting to new smart pole standard (underground power supply);
- New pedestrian scale 'catenary' and feature lighting for the Square;
- New street furniture, seating areas and outdoor dining areas for café/restaurants;
- Interactive children's play experience;
- Wherever possible retaining existing street trees, and consolidate surrounding streetscapes with new trees;
- Interpretation of Coal Mining heritage (sculpture/artwork); and
- Incorporating new wayfinding and visitor information signs.

Funding

Stage 2 would be joint funded – from private developer contributions and the value of land dedication, supplemented by Council from the annual works budget.

Facilitating Infrastructure

The proposed agreement between the land owner and Council involves the existing privately held land, currently used for car parking, to be dedicated to Council (public use). It is proposed that Council build a multi-level public car parking facility on Keene Street that would have a proportion of the car spaces dedicated for Woolworths customers, equivalent to the number of spaces lost.

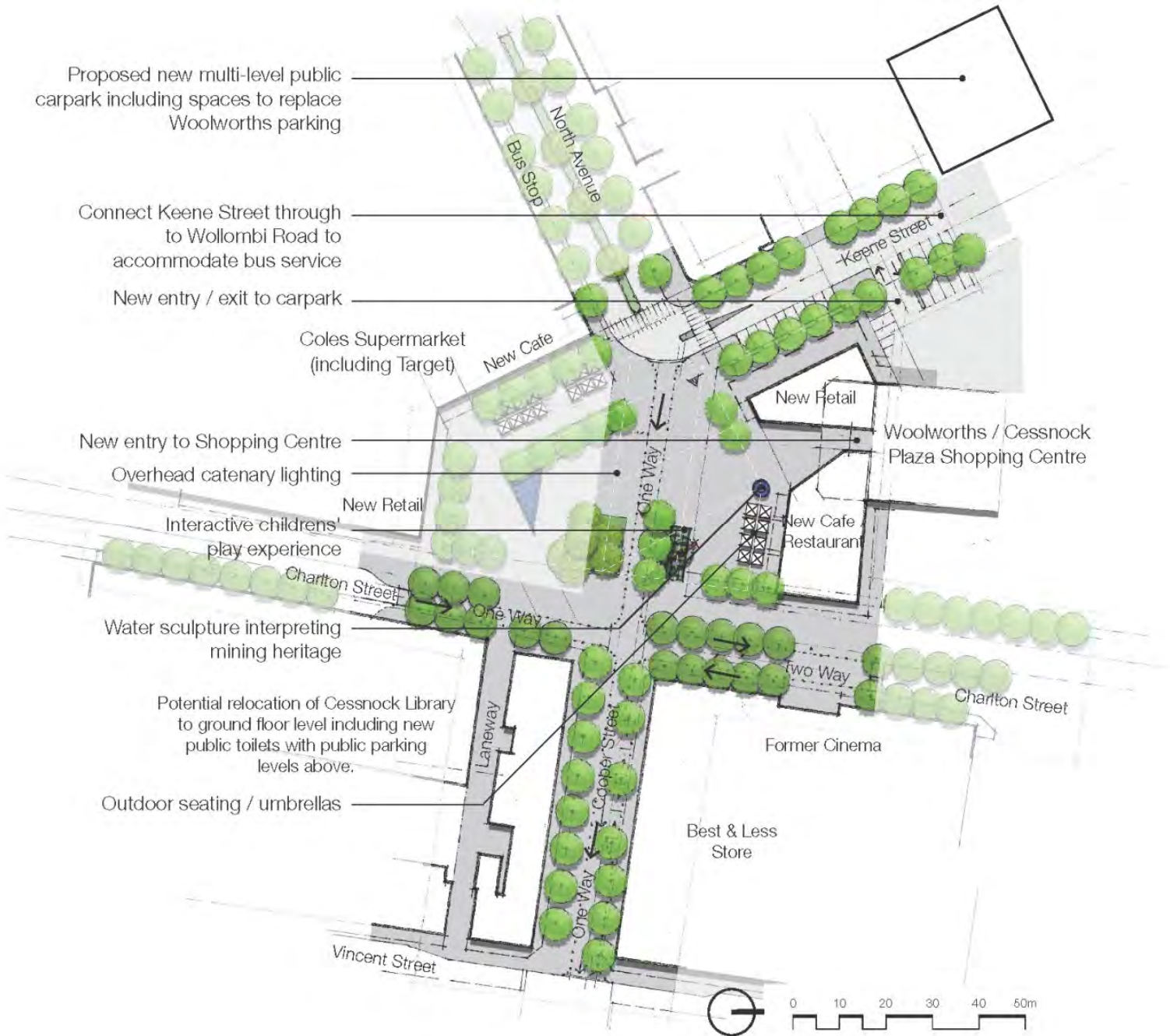


Figure No 38: Town Square Concept – Stage Two.

2.6 Design Concept – Stage Three

This phase of the Town Square project relies on the owners of the Coles Supermarket site to partner with Council on the delivery of the Square - initial meetings with the owner have indicated a limited interest at this time to work with Council on the project

It is proposed in the long term that the current privately owned car parking area at the corner of Cooper Street and Charlton Street would be dedicated to Council for public use to construct the south of the Town Square

The owner would be compensated for the loss of parking spaces, by Council constructing a multi-level public carpark on the current public car park site it owns on Charlton Street. There is an opportunity to incorporate at the ground floor level an expanded Cessnock Library – if approved by Council, this location would bring activity and passive surveillance to Charlton Street, the Vincent Street laneway and to the Town Square.

Stage 3 Works

The upgrade works include:

- Converting the current Coles carpark to a paved Town Square (south part);
- Upgrading paving to a large format charcoal colour honed concrete ‘flagstone paver’;
- Upgrading all street lighting to new smart pole standard (underground power supply);
- New pedestrian scale ‘catenary’ and feature lighting for the square;
- New street furniture, seating areas and outdoor dining areas for café / restaurants;
- Interactive water feature;
- Wherever possible retaining existing street trees, group of eucalypts and consolidating surrounding streetscapes with new trees;
- Shaded, raised grass areas with seating edges;
- Interpretive public sculpture/artwork; and
- Incorporating new wayfinding and visitor information signs

Funding

Stage 3 would be joint funded – from private developer contributions and the value of land dedication, supplemented by Council from the annual works budget.

Facilitating Infrastructure

The proposed agreement between the land owner and Council involves the existing privately held land, currently used for car parking, to be dedicated to Council (public use). It is proposed that Council build a multi-level public car parking facility on Charlton Street that would have a proportion of the car spaces dedicated for Coles customers, equivalent to the number of spaces lost.



Figure No 39: Town Square Concept – Stage Three.

2.7 Car Parking Strategy

The adjoining diagram illustrates the proposed relocation of car parking spaces from existing at-grade parking areas, currently owned by the shopping centres, to new multi-level public car parking facilities built by Council. This reconfiguring of car parking within the centre provides an opportunity for additional public domain area and to realise a major new public place for the community – Cessnock Town Square.

Further, relocated parking spaces would potentially only take up one third of the new car parking facilities, (assuming they are three stories high), allowing additional car parking spaces to be provided in support of both Vincent Street and shopping centre businesses.

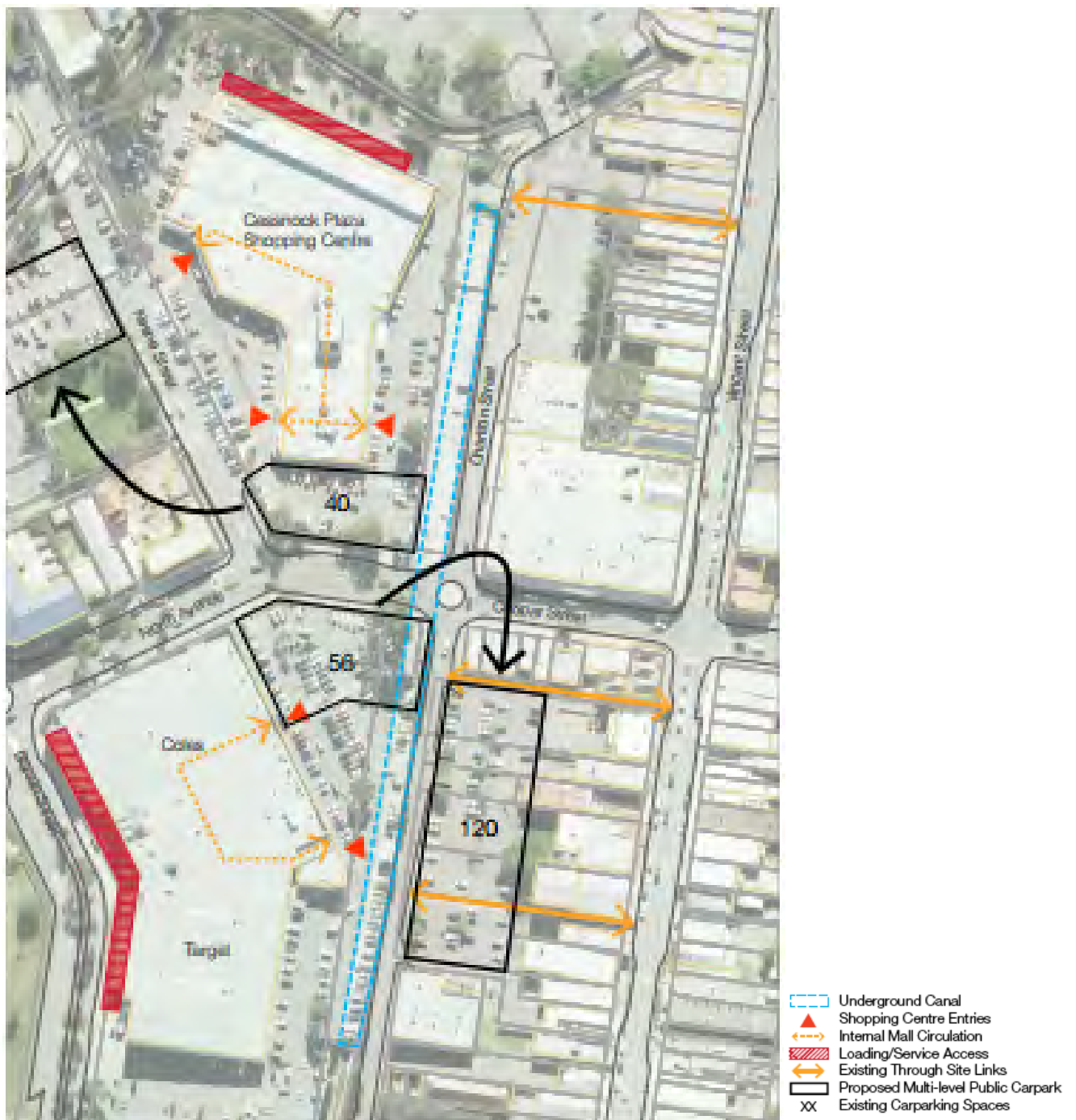


Figure No 40: Town Square Car Parking Strategy



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Section 3

Implementation Plan

3.1 Introduction

The Implementation Plan estimates the cost and priority of works identified in the Cessnock Commercial Precinct Public Domain Plan.

3.2 Preliminary Budget Estimate

3.2.1 Introduction

Based on the Public Domain Plan and materials/finishes, furniture and landscape details provided by the design team, preliminary Budget Estimates have been prepared by BDA Consultants Pty Ltd (Quantity Surveyors and Building Economists) for the upgrade of the Commercial Precinct public domain. The estimated cost has been calculated for each street (there are over 30 streets in the Centre), and for each laneway, public park, gateway, and for new urban places, such as the proposed Town Square.

3.2.2 Public Domain Plan - North

In the north of the Commercial Precinct the priority upgrade projects include construction of the Cooper Street/Charlton Street Shared Zone, the north part of the proposed Cessnock Town Square, the Keene Street multi-level public carpark, and the completion of key city streets, including, as a priority, Keene Street (to permit the re-routing of buses) and then followed by Charlton Street through to the Wollombi Road/Maitland Road/Allendale Road intersection.



3.2.3 Public Domain Plan - Middle

In the middle of the Commercial Precinct the priority upgrade projects include construction of the Civic Park Upgrade at the north east corner of the TAFE site, the south part of the proposed Cessnock Town Square and the construction of the Charlton Street Public Carpark and potentially on the ground floor level a new Cessnock Library facility.



3.2.4 Public Domain Plan - South

In the south of the Commercial Precinct the priority upgrade project is the construction of the South Bypass / Enterprise Road. This will open up new opportunities for improving the amenity of Vincent Street and make the business park zoned lands much more accessible and inviting for businesses.



3.3 Nexus of Key Projects

3.3.1 Planning Pathway

The proposed legislative changes would be realised through lodging a consolidated Commercial Precinct Planning Proposal to the Department of Planning and Environment. If granted 'Gateway' status by the Department, the planned changes would go on Public Exhibition for the statutory period, and if received well by the community, would then be adopted by Council as policy and the planning legislation for Cessnock would then be gazetted by the Department (thereby legally enacting the planning controls).

3.3.2 The Nexus

The 'roll-out' of a series of interrelated public domain upgrade projects is proposed over the next 5-10 years. The final timing of implementation will be determined by the funding available through yearly Council budget allocations, State Government grants and from levies / contributions provided by the private sector.

With regard to the proposed Town Square, a collaborative 'partnering' of Council with key private land owners is proposed, to leverage Council's land holdings in the Precinct, in order to realise an important new draw-card public place for Cessnock.

The 'priority projects' identified, build upon the upgrade works along Vincent Street, carried out previously by Council, and extend these works, as the next logical step in the development of the Commercial Precinct, connecting and tying together key retail development in the precinct. Each project unlocks potential growth and business in the precinct and has a significant community-building potential – creating major new public places (Town Square), library facilities and recreational facilities.

Each project, supports and strengthens the other, and collectively will generate a synergy - in combination enhancing the precinct's overall attractiveness to local residents and visitors alike. The Town Square forms the 'nexus' of the public domain upgrade proposals, forming an activity 'hub' around which the various existing streets and public places are reconnected to form a new Cessnock public domain that is integrated, safe, welcoming and attractive.



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Section 4

Appendices

Appendix 1 – Preliminary Budget Estimate

1.0 Methodology

Preliminary Budget Estimates were prepared by BDA Consultants Pty Ltd in November 2016 and have been further developed for key upgrade areas in June and August 2017. These cost estimates were prepared based on CM+ public domain plan design concept drawings and furniture and finishes specifications.

The budget estimates will provide a sound basis for the calculation of Section 94 Contributions and for grant applications.

1.1 Preliminary Budget Estimate

The Preliminary Budget Estimate addresses every street, park and green space in the public domain, and was prepared based on the relevant street typology (typical street cross section and public domain specifications) and according to street elements and cost rates.

The tables provide a cost estimate for each of the over thirty streets and spaces within the Commercial Centre. The costings are divided according to CBD street type and are colour-coded into Short Term (red), Medium Term (blue) and Long Term (yellow).

The 'per/m' column gives the average quantities per linear meter of street, as shown in the typical street plans and sections and the 'length' column gives the street length measured. The product of these gives the quantities allowed, assuming no reduction for reuse of existing finishes. The exception being Vincent Street which has been upgraded in recent years, where an allowance of \$150,000 per section of upgrade has been made to cover the cost of some additional improvements.

1.2 Key Upgrade Areas Preliminary Estimates

Cost estimates have been developed in greater detail for ten key public domain areas in the Commercial Precinct, including the proposed Town Square and Cooper Street Shared Use Zone.

2.0 Limitations

The cost estimates include allowances for Preliminaries (12%), builder's margin (8%), design/statutory fees (12.5%), CPI rises and a contingency sum of 10%, reflecting the concept design stage of the costings. GST is not included in the cost estimates. The estimates are prepared for initial budget and feasibility purposes only.

It should be noted that site acquisition costs are approximate only and subject to negotiation. Acquisition costs are initial allowances based (loosely) on areas, and are subject to offer prices, negotiations, legal costs, offsets, etc.

It is recommended that more detailed cost estimation is prepared, once more detail design information is available, including: detailed site survey, confirmation of levels, services, structure, etc. This level of

information would normally be available at the design development or documentation stages for each individual project.

Ref.	Description	per / m	length	Quantity	Unit	Rate	Amount
I.	ARTERIAL ROADS:						
A.5	Allendale (Wollombi to Boundary) - 330 m					Sub-Total	\$ 2,173,875
1	Repave footpath	5.5	330	1,815	m2	125	226,875
2	Roadside planting	2.5	330	825	m2	75	61,875
3	New cycleway	2.8	330	924	m2	100	92,400
4	Replace kerb & gutter	4	330	1,320	m	150	198,000
5	Resurface carriageway	14	330	4,620	m2	75	346,500
6	New swale or planting	2.2	330	726	m2	100	72,600
7	New trees	0.2	330	66	no	750	49,500
8	Upgrade lighting	0.07	330	23	no	10,000	231,000
9	Prelims, margin, fees, contingency & CPI					70%	895,125
A.7	Wollombi (Boundary to Maitland) - 636 m					Sub-Total	\$ 3,943,200
1	Repave footpath	5.5	636	3,498	m2	125	437,250
2	Roadside planting	2.5	636	1,590	m2	75	119,250
3	New cycleway	2.8	636	1,781	m2	100	178,080
4	Replace kerb & gutter	4	636	2,544	m	150	381,600
5	Resurface carriageway	14	636	8,904	m2	75	667,800
6	New swale or planting	2.2	636	1,399	m2	100	139,920
7	New trees	0.2	636	127	no	750	95,400
8	Upgrade lighting	0.07	636	45	no	10,000	445,200
9	Prelims, margin, fees, contingency & CPI					60%	1,478,700
A.8	Maitland (Wollombi to Boundary) - 154 m					Sub-Total	\$ 954,800
1	Repave footpath	5.5	154	847	m2	125	105,875
2	Roadside planting	2.5	154	385	m2	75	28,875
3	New cycleway	2.8	154	431	m2	100	43,120
4	Replace kerb & gutter	4	154	616	m	150	92,400
5	Resurface carriageway	14	154	2,156	m2	75	161,700
6	New swale or planting	2.2	154	339	m2	100	33,880
7	New trees	0.2	154	31	no	750	23,100
8	Upgrade lighting	0.07	154	11	no	10,000	107,800
9	Prelims, margin, fees, contingency & CPI					60%	358,050
B.5	Snape (South to Boundary) - 222 m					Sub-Total	\$ 1,290,375
1	Repave footpath	5.5	222	1,221	m2	125	152,625
2	Roadside planting	2.5	222	555	m2	75	41,625
3	New cycleway	2.8	222	622	m2	100	62,160
4	Replace kerb & gutter	4	222	888	m	150	133,200
5	Resurface carriageway	14	222	3,108	m2	75	233,100
6	New swale or planting	2.2	222	488	m2	100	48,840
7	New trees	0.2	222	44	no	750	33,300
8	Upgrade lighting	0.07	222	16	no	10,000	155,400

Ref.	Description	per / m	length	Quantity	Unit	Rate	Amount
9	Prelims, margin, fees, contingency & CPI					50%	430,125
B.6	South (North to Charlton) - 458 m					Sub-Total	\$ 63,995
1	Repave footpath	5.5	458	2,519	m2	125	314,875
2	Roadside planting	2.5	458	1,145	m2	75	85,875
3	New cycleway	2.8	458	1,282	m2	100	128,240
4	Replace kerb & gutter	4	458	1,832	m	150	274,800
5	Resurface carriageway	14	458	6,412	m2	75	480,900
6	New swale or planting	2.2	458	1,008	m2	100	100,760
7	New trees	0.2	458	92	no	750	68,700
8	Upgrade lighting	0.07	458	32	no	10,000	320,600
9	Prelims, margin, fees, contingency & CPI					70%	1,242,325
II. MAIN ROADS:							
A.1	Vincent (Cooper to Wollombi) - 366 m					Sub-Total	\$ 1,985,184
1	Repave footpath	7	366	2,562	m2	200	512,400
2	Parking/paving/planting	5	366	1,830	m2	100	183,000
3	Replace kerb & gutter	2	366	732	m	150	109,800
4	Resurface carriageway	8	366	2,928	m2	75	219,600
5	New trees	0.13	366	48	no	500	23,790
6	Upgrade lighting	0.07	366	26	no	7,500	192,150
7	Prelims, margin, fees, contingency & CPI					60%	744,444
B.1	Vincent (Snape to Cooper) - 517 m					Sub-Total	\$ 2,628,945
1	Repave footpath	7	517	3,619	m2	200	723,800
2	Parking/paving/planting	5	517	2,585	m2	100	258,500
3	Replace kerb & gutter	2	517	1,034	m	150	155,100
4	Resurface carriageway	8	517	4,136	m2	75	310,200
5	New trees	0.13	517	67	no	500	33,605
6	Upgrade lighting	0.07	517	36	no	7,500	271,425
7	Prelims, margin, fees, contingency & CPI					50%	876,315
C.2	Vincent (Boundary to Snape) - 212 m					Sub-Total	\$ 1,149,888
1	Repave footpath	7	212	1,484	m2	200	296,800
2	Parking/paving/planting	5	212	1,060	m2	100	106,000
3	Replace kerb & gutter	2	212	424	m	150	63,600
4	Resurface carriageway	8	212	1,696	m2	75	127,200
5	New trees	0.13	212	28	no	500	13,780
6	Upgrade lighting	0.07	212	15	no	7,500	111,300
7	Prelims, margin, fees, contingency & CPI					60%	431,208
III. CROSS ROADS:							
B.2	Cooper (North to Boundary) - 191 m					Sub-Total	\$ 964,073
1	Repave footpath	10.2	191	1,948	m2	175	340,935
2	New cycleway	2.8	191	535	m2	100	53,480

Ref.	Description	per / m	length	Quantity	Unit	Rate	Amount
3	Replace kerb & gutter	2	191	382	m	150	57,300
4	Resurface carriageway	7	191	1,337	m2	75	100,275
5	New trees	0.25	191	48	no	500	23,875
6	Upgrade lighting	0.07	191	13	no	5,000	66,850
7	Prelims, margin, fees, contingency & CPI				50%		321,358
B.3	North (West to Charlton) - 483 m				Sub-Total		\$ 2,763,002
1	Repave footpath	10.2	483	4,927	m2	175	862,155
2	New cycleway	2.8	483	1,352	m2	100	135,240
3	Replace kerb & gutter	2	483	966	m	150	144,900
4	Resurface carriageway	7	483	3,381	m2	75	253,575
5	New trees	0.25	483	121	no	500	60,375
6	Upgrade lighting	0.07	483	34	no	5,000	169,050
7	Prelims, margin, fees, contingency & CPI				70%		1,137,707
B.4	Hall (Darwin to Boundary) - 280 m				Sub-Total		\$ 1,601,740
1	Repave footpath	10.2	280	2,856	m2	175	499,800
2	New cycleway	2.8	280	784	m2	100	78,400
3	Replace kerb & gutter	2	280	560	m	150	84,000
4	Resurface carriageway	7	280	1,960	m2	75	147,000
5	New trees	0.25	280	70	no	500	35,000
6	Upgrade lighting	0.07	280	20	no	5,000	98,000
7	Prelims, margin, fees, contingency & CPI				70%		659,540
B.8	Castlemaine (Vincent to Cumberland) - 80 m				Sub-Total		\$ 457,640
1	Repave footpath	10.2	80	816	m2	175	142,800
2	New cycleway	2.8	80	224	m2	100	22,400
3	Replace kerb & gutter	2	80	160	m	150	24,000
4	Resurface carriageway	7	80	560	m2	75	42,000
5	New trees	0.25	80	20	no	500	10,000
6	Upgrade lighting	0.07	80	6	no	5,000	28,000
7	Prelims, margin, fees, contingency & CPI				70%		188,440
IV.	SECONDARY ROADS:						
A.9	Millfield (Maitland to Boundary) - 108 m				Sub-Total		\$ 394,740
1	New swale or planting	2	108	216	m2	100	21,600
2	Repave footpath	3	108	324	m2	175	56,700
3	Replace kerb & gutter	2	108	216	m	150	32,400
4	Resurface carriageway	5	108	540	m2	75	40,500
5	New shared path	3	108	324	m2	100	32,400
6	New trees	0.2	108	22	no	500	10,800
7	Upgrade lighting	0.07	108	8	no	5,000	37,800
8	Prelims, margin, fees, contingency & CPI				70%		162,540
A.10	Edward (Vincent to Cumberland) - 81 m				Sub-Total		\$ 296,055
1	New swale or planting	2	81	162	m2	100	16,200

Ref.	Description	per / m	length	Quantity	Unit	Rate	Amount
2	Repave footpath	3	81	243	m2	175	42,525
3	Replace kerb & gutter	2	81	162	m	150	24,300
4	Resurface carriageway	5	81	405	m2	75	30,375
5	New shared path	3	81	243	m2	100	24,300
6	New trees	0.2	81	16	no	500	8,100
7	Upgrade lighting	0.07	81	6	no	5,000	28,350
8	Prelims, margin, fees, contingency & CPI				70%		121,905
A.12	Darwin (North to Wollombi) - 228 m				Sub-Total		\$ 833,340
1	New swale or planting	2	228	456	m2	100	45,600
2	Repave footpath	3	228	684	m2	175	119,700
3	Replace kerb & gutter	2	228	456	m	150	68,400
4	Resurface carriageway	5	228	1,140	m2	75	85,500
5	New shared path	3	228	684	m2	100	68,400
6	New trees	0.2	228	46	no	500	22,800
7	Upgrade lighting	0.07	228	16	no	5,000	79,800
8	Prelims, margin, fees, contingency & CPI				70%		343,140
A.13	Keene (North to carpark) - 108 m				Sub-Total		\$ 348,300
1	New swale or planting	2	108	216	m2	100	21,600
2	Repave footpath	3	108	324	m2	175	56,700
3	Replace kerb & gutter	2	108	216	m	150	32,400
4	Resurface carriageway	5	108	540	m2	75	40,500
5	New shared path	3	108	324	m2	100	32,400
6	New trees	0.2	108	22	no	500	10,800
7	Upgrade lighting	0.07	108	8	no	5,000	37,800
8	Prelims, margin, fees, contingency & CPI				50%		116,100
A.14	Charlton (Cooper to Wollombi) - 300 m				Sub-Total		\$ 1,096,500
1	New swale or planting	2	300	600	m2	100	60,000
2	Repave footpath	3	300	900	m2	175	157,500
3	Replace kerb & gutter	2	300	600	m	150	90,000
4	Resurface carriageway	5	300	1,500	m2	75	112,500
5	New shared path	3	300	900	m2	100	90,000
6	New trees	0.2	300	60	no	500	30,000
7	Upgrade lighting	0.07	300	21	no	5,000	105,000
8	Prelims, margin, fees, contingency & CPI				70%		451,500
A.15	Cumberland (Cooper to Millfield) - 400 m				Sub-Total		\$ 1,376,000
1	New swale or planting	2	400	800	m2	100	80,000
2	Repave footpath	3	400	1,200	m2	175	210,000
3	Replace kerb & gutter	2	400	800	m	150	120,000
4	Resurface carriageway	5	400	2,000	m2	75	150,000
5	New shared path	3	400	1,200	m2	100	120,000
6	New trees	0.2	400	80	no	500	40,000
7	Upgrade lighting	0.07	400	28	no	5,000	140,000
8	Prelims, margin, fees, contingency & CPI				60%		516,000

Ref.	Description	per / m	length	Quantity	Unit	Rate	Amount
B.9	Darwin (South to North) - 358 m					Sub-Total	\$ 1,308,490
1	New swale or planting	2	358	716	m2	100	71,600
2	Repave footpath	3	358	1,074	m2	175	187,950
3	Replace kerb & gutter	2	358	716	m	150	107,400
4	Resurface carriageway	5	358	1,790	m2	75	134,250
5	New shared path	3	358	1,074	m2	100	107,400
6	New trees	0.2	358	72	no	500	35,800
7	Upgrade lighting	0.07	358	25	no	5,000	125,300
8	Prelims, margin, fees, contingency & CPI					70%	538,790
B.10	Charlton (Snape to Hall) - 284 m					Sub-Total	\$ 915,900
1	New swale or planting	2	284	568	m2	100	56,800
2	Repave footpath	3	284	852	m2	175	149,100
3	Replace kerb & gutter	2	284	568	m	150	85,200
4	Resurface carriageway	5	284	1,420	m2	75	106,500
5	New shared path	3	284	852	m2	100	85,200
6	New trees	0.2	284	57	no	500	28,400
7	Upgrade lighting	0.07	284	20	no	5,000	99,400
8	Prelims, margin, fees, contingency & CPI					50%	305,300
B.11	Charlton (Hall to Cooper) - 226 m					Sub-Total	\$ 777,440
1	New swale or planting	2	226	452	m2	100	45,200
2	Repave footpath	3	226	678	m2	175	118,650
3	Replace kerb & gutter	2	226	452	m	150	67,800
4	Resurface carriageway	5	226	1,130	m2	75	84,750
5	New shared path	3	226	678	m2	100	67,800
6	New trees	0.2	226	45	no	500	22,600
7	Upgrade lighting	0.07	226	16	no	5,000	79,100
8	Prelims, margin, fees, contingency & CPI					60%	291,540
B.12	Cumberland (Snape to Cooper) - 486 m					Sub-Total	\$ 1,671,840
1	New swale or planting	2	486	972	m2	100	97,200
2	Repave footpath	3	486	1,458	m2	175	255,150
3	Replace kerb & gutter	2	486	972	m	150	145,800
4	Resurface carriageway	5	486	2,430	m2	75	182,250
5	New shared path	3	486	1,458	m2	100	145,800
6	New trees	0.2	486	97	no	500	48,600
7	Upgrade lighting	0.07	486	34	no	5,000	170,100
8	Prelims, margin, fees, contingency & CPI					60%	626,940
C.1	Vincent (Boundary to Snape) - 359 m					Sub-Total	\$ 1,234,960
1	New swale or planting	2	359	718	m2	100	71,800
2	Repave footpath	3	359	1,077	m2	175	188,475
3	Replace kerb & gutter	2	359	718	m	150	107,700
4	Resurface carriageway	5	359	1,795	m2	75	134,625
5	New shared path	3	359	1,077	m2	100	107,700
6	New trees	0.2	359	72	no	500	35,900

Ref.	Description	per / m	length	Quantity	Unit	Rate	Amount
7	Upgrade lighting	0.07	359	25	no	5,000	125,650
8	Prelims, margin, fees, contingency & CPI					60%	463,110
C.3	Darwin (Boundary to South) - 46 m					Sub-Total	\$ 168,130
1	New swale or planting	2	46	92	m2	100	9,200
2	Repave footpath	3	46	138	m2	175	24,150
3	Replace kerb & gutter	2	46	92	m	150	13,800
4	Resurface carriageway	5	46	230	m2	75	17,250
5	New shared path	3	46	138	m2	100	13,800
6	New trees	0.2	46	9	no	500	4,600
7	Upgrade lighting	0.07	46	3	no	5,000	16,100
8	Prelims, margin, fees, contingency & CPI					70%	69,230
C.4	Charlton (Boundary to Snape) - 121 m					Sub-Total	\$ 442,255
1	New swale or planting	2	121	242	m2	100	24,200
2	Repave footpath	3	121	363	m2	175	63,525
3	Replace kerb & gutter	2	121	242	m	150	36,300
4	Resurface carriageway	5	121	605	m2	75	45,375
5	New shared path	3	121	363	m2	100	36,300
6	New trees	0.2	121	24	no	500	12,100
7	Upgrade lighting	0.07	121	8	no	5,000	42,350
8	Prelims, margin, fees, contingency & CPI					70%	182,105

Key Upgrades – Stage 1 (one – five years)

Ref.	Description	Quantity	Unit	Rate	Amount
STAGE 1 (ONE - FIVE YEARS)		TOTAL			\$ 13,124,688
1.A	COOPER ST SHARED ZONE	Sub-Total			\$ 2,798,063
1	Demolition & site preparation	5,310	m2	50	265,500
2	Upgrade / diversion of services		Allow		75,000
3	Asphalt roadway	350	m2	75	26,250
4	100x100mm Trafficable sett paving	1,120	m2	225	252,000
5	600x400mm Flag paving with feature strips	3,700	m2	175	647,500
6	Kerb & gutter	165	m	125	20,625
7	Pedestrian crossing	2	no	7,500	15,000
8	Bench seat	10	no	1,500	15,000
9	Rubbish bin	6	no	1,000	6,000
10	Bollard	200	no	500	100,000
11	Sculptural bicycle rack PC	6	no	3,500	21,000
12	Signage PC	1	no	15,000	15,000
13	Touchscreen information kiosk PC	1	no	20,000	20,000
14	Smartpole lighting PC	20	no	15,000	300,000
15	Tree uplights PC	35	no	500	17,500
16	Conduits & wiring		Allow		25,000
17	Planter bed topsoil & mulch	140	m2	75	10,500
18	300mm Shrub	320	no	50	16,000
19	750 litre Tree	35	no	500	17,500
20	Prelims, margin, fees, contingency & CPI		50%		932,688
1.B	KEENE ST EXTENSION	Sub-Total			\$ 2,115,938
1	Negotiation & site acquisition (3 lots)		Allow		900,000
2	Demolition & site preparation	2,125	m2	50	106,250
3	Upgrade / diversion of services		Allow		50,000
4	Roadway	1,325	m2	250	331,250
5	Kerb & gutter	225	m	125	28,125
6	Footpath	800	m2	150	120,000
7	Extra for bridge		PC		150,000
8	Planting & landscaping		Allow		25,000
9	Prelims, margin, fees, contingency & CPI		50%		405,313
1.A	VINCENT ST IMPROVEMENTS	Sub-Total			\$ 2,798,063
1	Street furniture & tree planting		Allow		150,000

Ref.	Description	Quantity	Unit	Rate	Amount
1.D	KEENE ST CARPARK			Sub-Total	\$ 6,654,375
1	Negotiation & site acquisition (3 lots)		Allow		900,000
2	Demolition & site preparation	1,400	m2	50	70,000
3	Upgrade / diversion of services		Allow		25,000
4	Three level parking station	4,200	m2	750	3,150,000
5	Extra for public toilets		Allow		50,000
6	Balustrades	225	m	450	101,250
7	Lighting	4,200	m2	75	315,000
8	Extra for lift		PC		125,000
9	Prelims, margin, fees, contingency & CPI		50%		1,918,125
1.E	TOWN SQUARE NORTH			Sub-Total	\$ 1,406,313
1	Negotiation & site acquisition		PC		250,000
2	Demolition & site preparation	1,885	m2	50	94,250
3	Upgrade / diversion of services		Allow		50,000
4	Retail buildings	823	m2		by others
5	600x400mm Flag paving with feature strips	1,865	m2	175	326,375
6	Water feature PC	1	no	50,000	50,000
7	Bench seat	10	no	1,500	15,000
8	Rubbish bin	6	no	1,000	6,000
9	Movable table & two seats	10	sets	750	7,500
10	Art sculpture PC	1	no	25,000	25,000
11	Play sculpture PC	1	no	15,000	15,000
12	Shade umbrella	8	no	750	6,000
13	Provision for live music		Allow		2,500
14	Provision for public wi-fi		Allow		2,500
15	Catenary lighting	1,500	m2	75	112,500
16	Tree uplight	15	no	500	7,500
17	Bollard lighting	20	no	750	15,000
18	Conduits & wiring		Allow		20,000
19	Topsoil planter bed & mulch	20	m2	50	1,000
20	150mm Groundcover	60	no	25	1,500
21	300mm Shrub	40	no	50	2,000
22	Tree	15	no	750	11,250
23	Prelims, margin, fees, contingency & CPI		50%		385,438

Key Upgrades – Stage 2 (five – fifteen years)

Ref.	Description	Quantity	Unit	Rate	Amount
	STAGE 2 (FIVE - FIFTEEN YEARS)			TOTAL	\$ 32,092,313
2.A	CHARLTON ST CARPARK			Sub-Total	\$ 28,111,500
1	Demolition & site preparation	3,885	m2	50	194,250
2	Upgrade / diversion of services		Allow		75,000
3	New library	3,885	m2	3,000	11,655,000
4	Car parking over	7,770	m2	750	5,827,500
5	Balustrades	570	m	450	256,500
6	Lighting	7,770	m2	75	582,750
7	Extra for lift		PC		150,000
8	Prelims, margin, fees, contingency & CPI		50%		9,370,500
2.B	TOWN SQUARE SOUTH			Sub-Total	\$ 1,369,000
1	Negotiation & site acquisition		Allow		250,000
2	Demolition & site preparation	1,640	m2	50	82,000
3	Upgrade / diversion of services		Allow		50,000
4	600x400mm Flag paving with feature strips	1,540	m2	175	269,500
5	New retail				by others
6	Bench seat	10	no	1,500	15,000
7	Movable table & two seats	10	sets	750	7,500
8	Rubbish bin	6	no	1,000	6,000
9	Drinking fountain	1	no	2,500	2,500
10	Water feature PC	1	no	150,000	150,000
11	Shade umbrella	8	no	2,500	20,000
12	Catenary lighting	1,000	m2	75	75,000
13	Tree uplight	20	no	750	15,000
14	Bollard light	10	no	750	7,500
15	Conduits & wiring		Allow		25,000
16	Topsoil planter bed & mulch	100	m2	75	7,500
17	150mm Groundcover	60	no	25	1,500
18	300mm Shrub	40	no	50	2,000
19	Tree	20	no	500	10,000
20	Prelims, margin, fees, contingency & CPI		50%		373,000

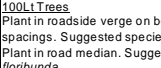
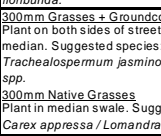


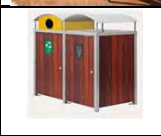
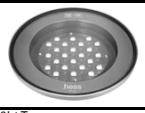

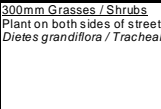
Ref.	Description	Quantity	Unit	Rate	Amount
2.C	CIVIC PARK				
			Sub-Total		\$ 2,611,813
1	Negotiation & site acquisition		Allow		500,000
2	Demolition & site preparation	10,500	m2	5	52,500
3	Upgrade / diversion of services		Allow		100,000
4	Coloured concrete paving	1,275	m2	125	159,375
5	800x400mm Bluestone pavers	200	m2	250	50,000
6	Asphalt paving / synthetic turf	1,240	m2	75	93,000
7	Rubber softfall	150	m2	150	22,500
8	Bench seat	8	no	1,500	12,000
9	Table & bench seats	4	sets	3,500	14,000
10	Rubbish bin	6	no	1,000	6,000
11	Drinking fountain	2	no	2,500	5,000
12	Play structures PC	1	no	150,000	150,000
13	Shade structure PC	2	no	50,000	100,000
14	Bike rack sculpture	6	no	3,500	21,000
15	Post top light	15	no	5,000	75,000
16	Tree uplight	30	no	500	15,000
17	Bollard light	50	no	500	25,000
18	Conduits & wiring		Allow		35,000
19	Planter beds topsoil & mulch	2,000	m2	50	100,000
20	150mm Groundcovers	6,000	no	25	150,000
21	300 mm Shrub	4,000	no	50	200,000
22	100 litre Tree	30	no	750	22,500
23	Prelims, margin, fees, contingency & CPI		50%		703,938


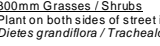


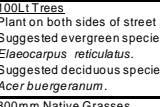
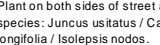
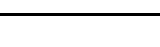


Key Upgrades – Stage 3 (fifteen years plus)

Ref.	Description	Quantity	Unit	Rate	Amount
	STAGE 3 (FIFTEEN YEARS PLUS)			TOTAL	\$ 4,649,500
3.A	CHARLTON ST EXTENSION			Sub-Total	\$ 2,652,000
1	Negotiation & site acquisition (4 lots)		Allow		1,200,000
2	Demolition & site preparation	2,305	m2	50	115,250
3	Upgrade / diversion of services		Allow		100,000
4	Roadway	1,715	m2	250	428,750
5	Kerb & gutter	335	m	150	50,250
6	Footpath	590	m2	125	73,750
7	Extra for bridge		PC		150,000
8	Furniture, planting & landscaping		Allow		50,000
9	Prelims, margin, fees, contingency & CPI		50%		484,000
3.B	ENTERPRISE ROAD			Sub-Total	\$ 1,997,500
1	Negotiation & site acquisition (9 lots)		Allow		1,000,000
2	Demolition & site preparation	2,600	m2	10	26,000
3	Upgrade / diversion of services		Allow		75,000
4	Extend Snape St roadway	1,700	m2	250	425,000
5	Kerb & gutter	260	m	150	39,000
6	Footpath	600	m2	125	75,000
8	Planting & landscaping		Allow		25,000
9	Prelims, margin, fees, contingency & CPI		50%		332,500




Appendix 2 – Public Domain Materials Schedule




Materials Schedule – Street Typologies

1.0 CITY BYPASS ROAD						
NOTE: Refer Fig. 42: Street Typologies + Hierarchy of Public Domain Plan Document Refer Fig. 44: Typical Arterial Road Section of Public Domain Plan Document All quantities are indicative only						
REF NO.	ITEM	IMAGE	MATERIAL/ PRODUCT	TEXTURE / FINISH	NO. OF ITEMS	PRODUCT / SUPPLIER (OR APPROVED EQUIVALENT)
1.1	Pavement Type 1 In situ concrete	N/A	Cement Boral Grey Cement	Finish: Broom finish No trowelled edge	N/A	Product: Off-white cement Supplier: Boral Phone: 02 9033 4000 www.boral.com.au
1.2	Lighting Review existing lighting levels with utility	N/A	N/A	N/A	N/A	Product: TBC Supplier:
1.3	Landscape Street Tree Planting	 Plant in roadside verge on both sides of street at 15m spacings. Suggested species: <i>Eucalyptus punctata</i> . Plant in road median. Suggested species: <i>Waterhousea floribunda</i> .		N/A	Roadside Trees Approx. 150-200 Median Trees Approx. 100	Product: N/A Supplier:
1.4	Landscape Roadside Planting	 Plant on both sides of street adjacent road kerb and in median. Suggested species: <i>Dietes grandiflora</i> / <i>Trachealospemum jasminoides</i> / <i>Lomandra</i> spp. / <i>Dianella</i> spp. 300mm Native Grasses Plant in median swale. Suggested species: <i>Juncus usitatus</i> , <i>Carex appressa</i> / <i>Lomandra longifolia</i> / <i>Isolepis nodos</i> .		N/A	Roadside Matrix Approx. 18,000m ² @ 4m ² Median Matrix Approx. 1,900m ² @ 6m ²	Product: N/A Supplier:
2.0 MAIN STREET						
NOTE: Refer Fig. 42: Street Typologies + Hierarchy of Public Domain Plan Document Refer Fig. 46: Typical Arterial Road Section of Public Domain Plan Document All quantities are indicative only						
REF NO.	ITEM	IMAGE	MATERIAL/ PRODUCT	TEXTURE / FINISH	NO. OF ITEMS	PRODUCT / SUPPLIER (OR APPROVED EQUIVALENT)
2.1	Furniture Type 1 Bicycle Rack		Stainless Steel Sub-surface Mounting		Between Edward & Hall Streets: 8 Elsewhere between Matland + Aberdare Streets: 8	Product: Slim Hoop Supplier: Street Furniture Australia Phone: 1300 027 799 http://streetfurniture.com/au
2.2	Furniture Type 2 Bus Shelter 2625mm H x 4055 L x 1850 W		Steel structure, Tempered Glass roof, side & rear walls, Timber Components		Approx. 3	Product: equal to 'Regio' Supplier: REG210 mm cite http://mmcite.com
2.3	PC Item Sculptural Bicycle Racks in 'Vineyard' or 'Mining Heritage' themes		TBC		Between Edward & Hall Streets: 8	Product: Custom Supplier:
3.0 CROSSSTREETS						
NOTE: Refer Fig. 42: Street Typologies + Hierarchy of Public Domain Plan Document Refer Fig. 48: Typical Cross-Street Connection Section of Public Domain Plan Document All quantities are indicative only						
REF NO.	ITEM	IMAGE	MATERIAL/ PRODUCT	TEXTURE / FINISH	NO. OF ITEMS	PRODUCT / SUPPLIER (OR APPROVED EQUIVALENT)
3.1	Pavement Type 1 Coloured concrete broomed finish	N/A	Cement Colori@ coloured concrete NSW	Colour: Mid Grey Finish: Broom finish No trowelled edge	N/A	Product: Colori@ coloured concrete NSW Supplier: Boral Phone: 02 9033 4000 www.boral.com.au
3.2	Pavement Type 2 Unit paving	N/A	Bluestone paver (400x400mm) with feature paving strips	Colour: Natural Finish: Sandblasted	N/A	Product: Bluestone Paver Supplier: Sam the Paving Man www.samthepavingman.com.au
3.3	Furniture Type 1 Seat		Hardwood Timber Battens Steel Frames Sub-surface Mounting	Frame: Powder-coated Colour: Dark Grey	Cooper Street: 10 North Ave: 6	Product: Chelsea Seat EM016 Supplier: Emerdyn Phone: 1800 980 008 http://emerdyn.com.au
3.4	Furniture Type 2 Rubbish Bins		Aluminium Frame Aluminium battens Curved Roof	Frame: Powder-coated Colour: Dark Grey Battens: Woodgrain, Casuarina	Cooper Street: 4 North Ave: 4	Product: Frame Dual, Supplier: Battened Street Furniture Australia Phone: 1300 027 799 http://streetfurniture.com.au
3.5	Lighting Type 2 Feature Lighting to Trees		Aluminium	Anti-corrosive coat	Cooper Street: 16 North Ave: 10	Product: Accent Lighting RAVENNA Supplier: Hess http://www.hess.eu/
3.6	Landscape Street Tree Planting	 100L Trees East Cooper Street - Retain existing species west of Cumberland Street. Suggested species: <i>Waterhousea floribunda</i> , 20m spacing. North Avenue + Hall Street - Suggested species: <i>Waterhousea floribunda</i> , 8m spacing.		N/A	Cooper Street: 10 North Ave + Hall Street: 176	Product: N/A Supplier:
3.7	Landscape Understorey Planting	 300mm Grasses / Shrubs Plant on both sides of street in tree gardens. Suggested species: <i>Dietes grandiflora</i> / <i>Trachealospemum jasminoides</i> / <i>Buxus</i> spp.		N/A	Planting Matrix Cooper Street: Approx. 65m ² @ 4m ² North Ave + Hall Street: Approx. 350m ² @ 4m ²	Product: N/A Supplier:







4.0 SECONDARY STREETS						
NOTE: Refer Fig. 42: Street Typologies + Hierarchy of Public Domain Plan Document Refer Fig. 50: Typical Secondary Street Section of Public Domain Plan Document All quantities are indicative only						
REF NO.	ITEM	IMAGE	MATERIAL/ PRODUCT	TEXTURE / FINISH	NO. OF ITEMS	PRODUCT / SUPPLIER (OR APPROVED EQUIVALENT)
4.1	Pavement Type 1 Coloured concrete broomed finish	N/A	Cement Colori® coloured concrete NSW	Colour: Mid Grey Finish: Broom finish No trowelled edge	N/A	Product: Supplier: Colori® coloured concrete NSW Boral Phone: 02 9033 4000 www.boral.com.au
4.2	Pavement Type 2 Unit paving	N/A	Bluestone paver (800x400mm)	Colour: Natural Finish: Honed	N/A	Product: Supplier: Bluestone Paver Sam the Paving Man www.samthepavingman.com.au
4.3	Lighting Review existing lighting levels with utility	N/A	N/A	N/A	N/A	Product: Supplier: TBC
4.4	Landscape Street Tree Planting		Charlton Street - Suggested species within swale: <i>Eleocharis reticulatus</i> , 10m spacing. Darwin Street - Suggested species: <i>Lophostemon confertus</i> , 15m spacing. Cumberland Street - Suggested species: <i>Lophostemon confertus</i> , 15m spacing.	N/A	Charlton Street: 130 Darwin Street: 80 Cumberland Street: 160	Product: Supplier: N/A
4.5	Landscape Understorey Planting		Plant on both sides of street in tree gardens. Suggested species: <i>Dietes grandiflora</i> / <i>Trachealospemum jasminoides</i> / <i>Buxus</i> spp.	N/A	Planting Matrix Charlton Street: Approx. 200m² Darwin Street: Approx. 200m² Cumberland Street: Approx. 400m²	Product: Supplier: N/A
4.6	Landscape Swale Planting (Charlton Street)		Plant on one side of Charlton Street. Suggested species: <i>Juncus usitatus</i> / <i>Carex appressa</i> / <i>Lomandra longifolia</i> / <i>Isolepis nodos.</i>	N/A	Swale Matrix Approx. 500m² @ 6/m²	Product: Supplier: N/A
4.7	Furniture Type 1 Bench Seat		Hardwood Battens Aluminium Legs Core Leg Style	Powder-coated Colour: Dark Grey	Charlton Street Middle: 6 Charlton Street North: 4	Product: Supplier: Aspen Bench Gossi Park & Street Furniture Phone: 07 3877 2856 i.com.au http://goss
4.8	Boardwalk over Swale Charlton Street only		Timber Boardwalk	N/A	Charlton Street Middle: 6 Charlton Street North: 2	Product: Supplier: TBC
5.0 RESIDENTIAL STREETS						
NOTE: Refer Fig. 42: Street Typologies + Hierarchy of Public Domain Plan Document Refer Fig. 52: Typical Residential Street Section of Public Domain Plan Document All quantities are indicative only						
REF NO.	ITEM	IMAGE	MATERIAL/ PRODUCT	TEXTURE / FINISH	NO. OF ITEMS	PRODUCT / SUPPLIER (OR APPROVED EQUIVALENT)
5.1	Pavement Type 1 Coloured concrete broomed finish	N/A	Cement Colori® coloured concrete NSW	Colour: Mid Grey Finish: Broom finish No trowelled edge	N/A	Product: Supplier: Colori® coloured concrete NSW Boral Phone: 02 9033 4000 www.boral.com.au
5.2	Lighting Review existing lighting levels with utility	N/A	N/A	N/A	N/A	Product: Supplier: N/A
5.3	Landscape Street Tree Planting		Plant on both sides of street at one per lot or 20m spacings. Suggested evergreen species: <i>Tristaniopsis laurina</i> 'Luscious', <i>Eleocharis reticulatus</i> . Suggested deciduous species: <i>Prunus cerasifera</i> , <i>Acer buergerianum</i> .	N/A	Approx. 200	Product: Supplier: N/A
5.4	Landscape Rain Garden Planting		Plant on both sides of street adjacent road kerb. Suggested species: <i>Juncus usitatus</i> / <i>Carex appressa</i> / <i>Lomandra longifolia</i> / <i>Isolepis nodos.</i>	N/A	Swale Matrix Approx. 600m² @ 6/m²	Product: Supplier: N/A
6.0 LANEWAYS						
NOTE: Refer Fig. 42: Street Typologies + Hierarchy of Public Domain Plan Document Refer Fig. 54: Typical Laneway Section of Public Domain Plan Document All quantities are indicative only						
REF NO.	ITEM	IMAGE	MATERIAL/ PRODUCT	TEXTURE / FINISH	NO. OF ITEMS	PRODUCT / SUPPLIER (OR APPROVED EQUIVALENT)
6.1	Pavement Type 1 Coloured concrete broomed finish	N/A	Cement Colori® coloured concrete NSW	Colour: Mid Grey Finish: Broom finish No trowelled edge	N/A	Product: Supplier: Colori® coloured concrete NSW Boral Phone: 02 9033 4000 www.boral.com.au
6.2	Pavement Type 2 Unit paving	N/A	Bluestone paver (800x400mm) with feature paving strips	Colour: Natural Finish: Honed	N/A	Product: Supplier: Bluestone Paver Sam the Paving Man www.samthepavingman.com.au
6.3	Furniture Type 1 Moveable Seats		TBC	TBC	8 / Laneway = 48 Total	Product: Supplier: TBC
6.4	Art Installation Sculpture Piece		TBC	TBC	1 / Laneway = 6 Total	Product: Supplier: TBC
6.5	Art Installation Wall Art		TBC	TBC	1 / Laneway = 6 Total	Product: Supplier: TBC
6.6	Lighting Type 1 Catenary Lighting		TBC	TBC	N/A	Product: Supplier: Lanova Catenary Selux http://www.selux.com/









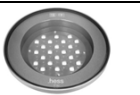
Materials Schedule – Parks and Open Space






7.0 CIVIC PARK						
NOTE: Refer Fig. 55: Public Domain Plan of Public Domain Plan Document All quantities are indicative only						
REF NO.	ITEM	IMAGE	MATERIAL/ PRODUCT	TEXTURE / FINISH	NO. OF ITEMS	PRODUCT / SUPPLIER (OR APPROVED EQUIVALENT)
7.1	Pavement Type 1 Coloured concrete broomed finish	N/A	Cement Colori® coloured concrete NSW	Colour: Mid Grey Finish: Broom finish No trowelled edge	N/A	Product: Colori® coloured concrete NSW Supplier: Boral Phone: 02 9033 4000 www.boral.com.au
7.2	Pavement Type 2 Unit Paving	N/A	Bluestone paver (800x400mm) with feature paving strips	Colour: Natural Finish: Sandblasted	N/A	Product: Bluestone Paver Supplier: Sam the Paving Man www.samthepavingman.com.au
7.3	Pavement Type 3 Synthetic turf	N/A	Prestige Turf - 40mm pile	40mm pile	N/A	Product: 40mm pile - Prestige Turf Supplier: Synthetic Grass & Rubber Surfaces www.syntheticgrass.com.au
7.4	Pavement Type 4 Soft fall - Wetpour rubber playground surfacing	N/A	TPV/Wetpour Rubber Softfall	Colour: Dark Grey	N/A	Product: Pre Coloured Pre Coated Rubber Supplier: Synthetic Grass & Rubber Surfaces www.syntheticgrass.com.au
7.5	Furniture Type 1 Bench Seat		Hardwood Battens Aluminium Legs Core Leg Style	Powder-coated Colour: Dark Grey	8	Product: Aspen Bench Supplier: Gossi Park & Street Furniture Phone: 07 3877 2856 http://gossi.com.au
7.6	Furniture Type 2 Bench Seat + Table		Hardwood Battens Aluminium Legs Core Leg Style	Powder-coated Colour: Dark Grey	4	Product: Aspen Table Setting Supplier: Gossi Park & Street Furniture Phone: 07 3877 2856 http://gossi.com.au
7.7	Furniture Type 3 Rubbish Bin		Aluminium Frame Aluminium battens Curved Roof	Frame: Powder-coated Colour: Dark Grey Battens: Woodgrain, Casuarina	6	Product: Frame Dual, Battened Supplier: Street Furniture Australia Phone: 1300 027 799 http://streetfurniture.com.au
7.8	Furniture Type 5 Drinking Fountain (with Dog Bubbler)		Aluminium	Powder-coated Colour: Bondi Blue	2 With dog bubbler: 1	Product: Arqua Fountain, DF4-STD / DF4-DB Supplier: Street Furniture Australia Phone: 1300 027 799 http://streetfurniture.com.au
7.10	PC Item Sculptural Play Item in 'Vineyard' or 'Mining Heritage' themes.		TBC	Powder-coated Colour: TBC	1	Product: Approx. size: 4m H Supplier:
7.11	PC Item Shade Structure		TBC		2	Product: Custom Supplier:
7.12	PC Item Sculptural Bicycle Racks in 'Vineyard' or 'Mining Heritage' themes		TBC		6	Product: Custom Supplier:
7.13	Lighting Type 1 Post Top Lights		Aluminium	Powder-coated Colour: Dark Grey		Product: ARB Arbor Post Top Supplier: Cooper Lighting http://www.cooperlighting.com
7.14	Lighting Type 2 Uplighting, In-ground		Aluminium	Anti-corrosive coat Colour: Dark Grey		Product: Accent Lighting RAVENNA Supplier: Hess http://www.hess.eu/
7.15	Lighting Type 3 Pathway Lights		Aluminium	Powder-coated Colour: Dark Grey		Product: Notch Bollard Supplier: Selux http://www.selux.com/
7.16	Landscape Tree Planting	100Lt Tree Stock Suggested species: <i>Pyrus spp.</i> / <i>Waterhouseia spp.</i> / <i>Prunus</i> / <i>Nyssa spp.</i> / <i>Ulmus spp.</i> / <i>Fraxinus spp.</i> / <i>Tristania spp.</i> / <i>Platanus spp.</i> / <i>Lagerstroemia spp.</i> / <i>Acmena spp.</i> / <i>Lophostemon spp.</i> / <i>Cornelia spp.</i> / <i>Eucalyptus spp.</i>		N/A	Approx. 30	Product: N/A Supplier:
7.17	Landscape Mass Shrub+Grass Planting	300mm Shrubs Suggested species: <i>Buxus spp.</i> / <i>Camellia spp.</i> / <i>Viburnum spp.</i> / <i>Westringia spp.</i> / <i>Correa spp.</i> 150mm Grasses + Groundcovers Suggested species: <i>Lomandra spp.</i> / <i>Dianella spp.</i> / <i>Diets spp.</i> / <i>Trachelospermum spp.</i> / <i>Gazania spp.</i> / <i>Hardbergia spp.</i>		N/A	Shrub Planting Approx. 1000m ² @ 4/m ² Grasses Planting Approx. 1000m ² @ 6/m ²	Product: N/A Supplier:
8.0 GATEWAYS - 3 LOCATIONS						
NOTE: Refer Fig. 55: Public Domain Plan of Public Domain Plan Document						
REF NO.	ITEM	IMAGE	MATERIAL/ PRODUCT	TEXTURE / FINISH	NO. OF ITEMS	PRODUCT / SUPPLIER (OR APPROVED EQUIVALENT)
8.1	Art Installation in 'Vineyard' or 'Mining Heritage' themes.		TBC	N/A	3	Product: Approx size: 4-6m H x 4m2 Supplier:

9.0 POCKET PARK - CNR VINCENT + EDWARD STS						
NOTE: Refer Fig. 55: Public Domain Plan of Public Domain Plan Document All quantities are indicative only						
REF NO.	ITEM	IMAGE	MATERIAL/ PRODUCT	TEXTURE / FINISH	NO. OF ITEMS	PRODUCT / SUPPLIER (OR APPROVED EQUIVALENT)
9.1	Pavement Type 1 Coloured concrete broomed finish	NA	Cement Color® coloured concrete NSW	Colour: Mid Grey Finish: Broom finish No trowelled edge	N/A	Product: Color® coloured concrete NSW Supplier: Boral Phone: 02 9033 4000 www.boral.com.au
9.2	Pavement Type 2 Unit paving	NA	Bluestone paver (400x400mm) with feature paving strips	Colour: Natural Finish: Honed	N/A	Product: Bluestone Paver Supplier: Sam the Paving Man www.samthepavingman.com.au
9.3	Furniture Type 1 Bench Seat		Hardwood Battens Aluminium Legs Core Leg Style	Powder-coated Colour: Dark Grey	8	Product: Aspen Bench Supplier: Gossi Park & Street Furniture Phone: 07 3877 2856 http://gossi.com.au
9.4	Furniture Type 2 Bicycle Rack		Stainless Steel Sub-surface Mounting		4	Product: Slim Hoop Supplier: Street Furniture Australia Phone: 1300 027 799 http://streetfurniture.com.au
9.5	Furniture Type 3 Rubbish Bin		Aluminium Frame Aluminium battens Curved Roof	Frame: Powder-coated Colour: Dark Grey Battens: Woodgrain, Casuarina	6	Product: Frame Dual, Battened Supplier: Street Furniture Australia Phone: 1300 027 799 http://streetfurniture.com.au
9.6	Furniture Type 4 Drinking Fountain		Aluminium	Powder-coated Colour: Bondi Blue	3	Product: Arqua Fountain, DF4-STD Supplier: Street Furniture Australia Phone: 1300 027 799 http://streetfurniture.com.au
9.7	PC Item Play Item in 'Vineyard' or 'Mining Heritage' themes.		TBC		1	Product: TBC Supplier: TBC
9.8	Landscape Tree Planting	100LL Tree Stock Suggested species: <i>Pyrus spp.</i> / <i>Waterhousia spp.</i> / <i>Prunus</i> / <i>Nyssa spp.</i> / <i>Ulmus spp.</i> / <i>Fraxinus spp.</i> / <i>Tristanopsis spp.</i> / <i>Platanus spp.</i> / <i>Lagerstroemias spp.</i> / <i>Acmena spp.</i> / <i>Lophostemon spp.</i> / <i>Elaeocarpus spp.</i> / <i>Magnolia spp.</i>		N/A	Approx. 30	Product: N/A Supplier: N/A
9.9	Landscape Mass Shrub+Grass Planting	300mm Shrubs Suggested species: <i>Buxus spp.</i> / <i>Camellia spp.</i> / <i>Viburnum spp.</i> / <i>Westringia spp.</i> / <i>Correa spp.</i> 150mm Grasses + Groundcovers Suggested species: <i>Lomandra spp.</i> / <i>Dianella spp.</i> / <i>Dietes spp.</i> / <i>Trachospemum spp.</i> / <i>Gazania spp.</i> / <i>Hardebergia spp.</i>		N/A	Shrub Planting Approx. 50m ² @ 4/m ² Grasses Planting Approx. 50m ² @ 6/m ²	Product: N/A Supplier: N/A

Materials Schedule – Town Square

10.0 TOWN SQUARE						
10.1 STAGE ONE						
REF NO.	ITEM	IMAGE	MATERIAL/ PRODUCT	TEXTURE / FINISH	NO. OF ITEMS	PRODUCT / SUPPLIER (OR APPROVED EQUIVALENT)
10.1.1	Pavement Type 1 Unit paving - Carriageway	N/A	Concrete sett (100x100mm)	Colour: Manhattan Finish: Etch	N/A	<i>Product:</i> Concrete Paver <i>Supplier:</i> STONE http://concreteredefined.com.au/
10.1.2	Pavement Type 2 Unit paving	N/A	Concrete paver (600x400mm) with feature paving strips	Colour: Manhattan Finish: Etch	N/A	<i>Product:</i> Concrete Paver <i>Supplier:</i> STONE http://concreteredefined.com.au/
10.1.3	Furniture Type 1 Bench Seat		Hardwood Battens Aluminium Legs Core Leg Style	Powder-coated Colour: Dark Grey	10	<i>Product:</i> Aspen Bench <i>Supplier:</i> Gossi Park & Street Furniture Phone: 07 3877 2856 http://gossi.com.au
10.1.4	Furniture Type 3 Rubbish Bin		Aluminium Frame Aluminium battens Curved Roof	<i>Frame:</i> Powder-coated Colour: Dark Grey <i>Battens:</i> Woodgrain, Casuarina	6	<i>Product:</i> Frame Dual, Battened <i>Supplier:</i> Street Furniture Australia Phone: 1300 027 799 http://streetfurniture.com.au
10.1.5	Furniture Type 4 Bollards		Mild Steel	Powder-coated Colour: Dark Grey	200	<i>Product:</i> SIT Bollard <i>Supplier:</i> HUB http://www.hub-group.com
10.1.7	PC Item Sculptural Bicycle Racks in 'Vineyard' or 'Mining Heritage' themes		TBC		6	<i>Product:</i> Custom <i>Supplier:</i>
10.1.8	PC Item Signage		TBC		1	<i>Product:</i> Custom <i>Supplier:</i>
10.1.8	PC Item Visitor Information Touchscreen Kiosk		TBC		1	<i>Product:</i> Custom <i>Supplier:</i>
10.1.9	Lighting Type 1 Smart Pole - Post mounted luminaire		Die-cast aluminium	Powder-coated Colour: Black	Along carriageway	<i>Product:</i> VFL540-SE LED <i>Supplier:</i> 'weef Lighting' - Light Culture http://www.lightculture.com.au/
10.1.10	Lighting Type 2 Uplighting, In-ground		Aluminium	Anti-corrosive coat	To street trees	<i>Product:</i> Accent Lighting RAVENNA <i>Supplier:</i> Hess http://www.hess.eu/
10.1.11	Landscape Tree Planting	<u>100Llt Trees</u> One way shared zone - Refer 'Cross Streets' typologies Cooper Street - Retain existing street trees (4) proposed new trees: <i>Waterhousia florabunda</i> Charlton Street - <i>Tristaniopsis laurina</i> 'Luscious', <i>Elaeocarpus reticulatus</i> .		N/A	Shared Zone: Approx. 6 Cooper Street : Approx. 11 Charlton Street : Approx. 18	<i>Product:</i> N/A <i>Supplier:</i>
10.1.12	Landscape Mass Shrub+Grass Planting	<u>300mm Shrubs</u> Plant on both sides of street in tree gardens. Suggested species: <i>Diets grandiflora</i> / <i>Trachealospemum jasminoides</i> / <i>Buxus spp.</i>		N/A	<u>Shrub Planting</u> x. 60m ² @ 4/m ²	<i>Product:</i> N/A <i>Supplier:</i>

10.2 STAGE TWO						
REF NO.	ITEM	IMAGE	MATERIAL/ PRODUCT	TEXTURE / FINISH	NO. OF ITEMS	PRODUCT / SUPPLIER (OR APPROVED EQUIVALENT)
10.2.1	Pavement Type 2 Unit paving	N/A	Concrete paver (600x400mm) with feature paving strips	Colour: Manhattan Finish: Etch	N/A	Product: Concrete Paver Supplier: STONE http://concreterefined.com.au/
10.2.2	Furniture Type 1 Bench Seat		Hardwood Battens Aluminium Legs Core Leg Style	Powder-coated Colour: Dark Grey	10	Product: Aspen Bench Supplier: Gossi Park & Street Furniture Phone: 07 3877 2856 http://gossi.com.au
10.2.3	Furniture Type 3 Rubbish Bin		Aluminium Frame Aluminium battens Curved Roof	Frame: Powder-coated Colour: Dark Grey Battens: Woodgrain, Casuarina	6	Product: Frame Dual, Battened Supplier: Street Furniture Australia Phone: 1300 027 799 http://streetfurniture.com.au
10.3.4	Furniture Type 1 Moveable Seats + Tables		TBC	TBC	10 tables + 20 chairs	Product: TBC Supplier: TBC
10.2.5	PC Item Sculptural Art Piece in 'Vineyard' or 'Mining Heritage' themes.		TBC	Powder-coated Colour: TBC	1	Product: TBC Supplier: TBC Approx. size: 4m H
10.2.6	PC Item Sculptural Play Item in 'Vineyard' or 'Mining Heritage' themes.		TBC	Powder-coated Colour: TBC	1	Product: TBC Supplier: TBC Approx. size: 4m H
10.2.7	PC Item Shade Umbrellas		TBC	TBC	8	Product: TBC Supplier: TBC
10.2.7	PC Item Live Music Infrastructure - power + communications		TBC	TBC	1	Product: TBC Supplier: TBC
10.2.7	PC Item WiFi Service		TBC	TBC	1	Product: TBC Supplier: TBC
10.2.8	Lighting Type 1 Catenary lighting		Aluminium	Selux Graphite		Product: Sombreo 230 Catenary Selux Supplier: http://www.selux.com/
10.2.9	Lighting Type 2 Uplighting, In-ground		Aluminium	Anti-corrosive coat		Product: Accent Lighting RAVENNA Supplier: Hess http://www.hess.eu/
10.2.10	Lighting Type 3 Pathway Lights		Aluminium	Powder-coated Colour: Dark Grey		Product: Notch Bollard Supplier: Selux http://www.selux.com/
10.2.11	Landscape Tree Planting	100Ll Tree Stock Suggested species: <i>Pyrus spp.</i> / <i>Ulmus spp.</i> / <i>Fraxinus spp.</i> / <i>Eucalyptus spp.</i>		N/A	Approx. 15	Product: N/A Supplier: N/A
10.2.12	Landscape Mass Shrub+Grass Planting	300mm Shrubs Suggested species: <i>Buxus spp.</i> / <i>Camellia spp.</i> / <i>Viburnum spp.</i> / <i>Westringia spp.</i> / <i>Correa spp.</i> 150mm Grasses + Groundcovers Suggested species: <i>Lomandra spp.</i> / <i>Dianella spp.</i> / <i>Diets spp.</i> / <i>Trachelospermum spp.</i> / <i>Gazania spp.</i> / <i>Hardebergia spp.</i>		N/A	Shrub Planting Approx. 10m ² @ 4/m ² Grasses Planting Approx. 10m ² @ 6/m ²	Product: N/A Supplier: N/A

10.3 STAGE THREE						
REF NO.	ITEM	IMAGE	MATERIAL/ PRODUCT	TEXTURE / FINISH	NO. OF ITEMS	PRODUCT / SUPPLIER (OR APPROVED EQUIVALENT)
10.3.1	Pavement Type 2 Unit paving	N/A	Concrete paver (600x400mm) with feature paving strips	Colour: Manhattan Finish: Etch	N/A	Product: Concrete Paver Supplier: STONE http://concreterefined.com.au/
10.3.2	Furniture Type 1 Bench Seat		Hardwood Battens Aluminium Legs Core Leg Style	Powder-coated Colour: Dark Grey	10	Product: Aspen Bench Supplier: Gossi Park & Street Furniture Phone: 07 3877 2856 http://gossi.com.au
10.3.3	Furniture Type 1 Moveable Seats + Tables		TBC	TBC	10 tables + 20 chairs	Product: TBC Supplier: TBC
10.3.4	Furniture Type 3 Rubbish Bin		Aluminium Frame Aluminium battens Curved Roof	Frame: Powder-coated Colour: Dark Grey Battens: Woodgrain, Casuarina	6	Product: Frame Dual, Battened Supplier: Street Furniture Australia Phone: 1300 027 799 http://streetfurniture.com.au
10.3.5	Furniture Type 5 Drinking Fountain		Aluminium	Powder-coated Colour: Bondi Blue	1	Product: Arqua Fountain, DF4-STD / DF4-DB Supplier: Street Furniture Australia Phone: 1300 027 799 http://streetfurniture.com.au
10.3.6	PC Item Water Feature		TBC		1	Product: TBC Supplier: TBC
10.3.7	PC Item Shade Umbrellas		TBC		8	Product: TBC Supplier: TBC
10.2.8	Lighting Type 1 Catenary lighting		Aluminium	Selux Graphite		Product: Sombreo 230 Supplier: Catenary Selux http://www.selux.com/
10.3.9	Lighting Type 2 Uplighting, In-ground		Aluminium	Anti-corrosive coat		Product: Accent Lighting Supplier: RAVENNA Hess http://www.hess.eu/
10.3.10	Lighting Type 3 Pathway Lights		Aluminium	Powder-coated Colour: Dark Grey		Product: Notch Bollard Supplier: Selux http://www.selux.com/
10.3.11	Landscape Tree Planting	<u>100Ll Tree Stock</u> Suggested species: <i>Pyrus</i> spp. / <i>Ulmus</i> spp. / <i>Fraxinus</i> spp. / <i>Eucalyptus</i> spp.		N/A	Approx. 20	Product: N/A Supplier: N/A
10.3.12	Landscape Mass Shrub+Grass Planting	<u>300mm Shrubs</u> Suggested species: <i>Buxus</i> spp. / <i>Camellia</i> spp. / <i>Viburnum</i> spp. / <i>Westringia</i> spp. / <i>Correa</i> spp. <u>150mm Grasses + Groundcovers</u> Suggested species: <i>Lomandra</i> spp. / <i>Dianella</i> spp. / <i>Diets</i> spp. / <i>Trachelospermum</i> spp. / <i>Gazania</i> spp. / <i>Hardebergia</i> spp.		N/A	<u>Shrub Planting</u> Approx. 10m ² @ 4/m ² <u>Grasses Planting</u> Approx. 10m ² @ 6/m ²	Product: N/A Supplier: N/A



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