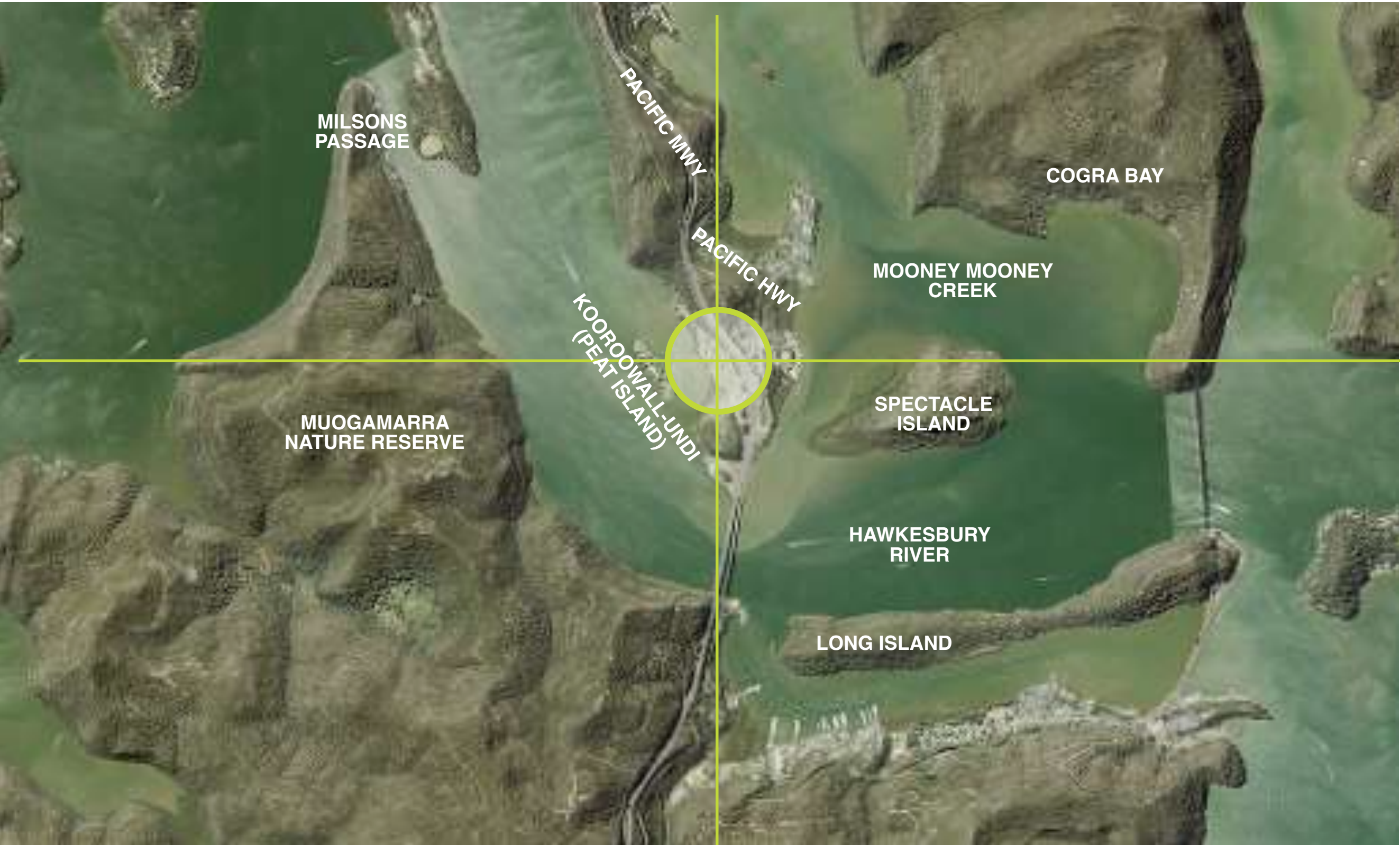
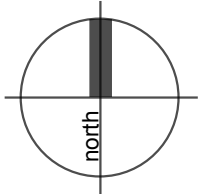


KOOROOWALL-UNDI (PEAT ISLAND) AND FORESHORE DEVELOPMENT PROJECT

DECEMBER 2024



LOCATION MAP



Drawing Schedule

Name	Drawing Number	Revision
Cover Sheet	L000	A
Landscape Context Plan	L100	A
Overall Landscape Plan	L101	A
Cafe Precinct Landscape Plan	L102	A
Carpark Landscape Plan	L103	A
Cultural Centre Landscape Plan	L104	A
Jetty Precinct Landscape Plan	L105	A
Landscape Sections	L201	A
Indicative Plant Schedule	L301	A

Statutory & Regulatory Guidelines

Central Coast Council

- Central Coast Development Control Plan 2022
- Central Coast Local Environmental Plan 2022

The Government of New South Wales

- Department of Planning and Environment
 - Controlled activities – Guidelines for riparian corridors on waterfront land

Australian Standards

- AS 1428.1-2009 Design for access and mobility
- AS 2303-2018 Tree stock for landscape use

Introduction:

This report outlines the landscape design intent for the proposed cultural centre and cafe precinct at the Kooroowall-Undi (Peat Island) Foreshore, Mooney Mooney NSW (Lot 12 - DP1557856).

Existing Site Conditions:

The site is located on the western shoreline of Mooney Mooney adjacent to Kooroowall-Undi (Peat Island) and has extensive water views over the Hawkesbury River toward Muogamarra Nature Reserve. The topography is sloping with a fall of approximately 8m from the highest point along the Pacific Hwy to the shoreline.

The site area is mostly cleared and has been for many years due to previous land uses. Though there is some remnant native vegetation occurring within the site (along the shoreline and clustered near the existing buildings) much of this is weed infested. The landscape design intent is to improve the health of these remnant patches through bush regeneration works and to minimise removal of mature trees.

A cultural heritage assessment (Refer to Extent Heritage Advisors' Report) has identified Aboriginal engravings and a high probability of finding further rock art and/or artefacts along the shore. For this reason the landscape and building works have been sensitively designed to avoid disturbing rock outcrops and to have minimal impacts on the shoreline zone.

Proposed Development:

The carpark and all existing buildings on the development site will be retained and adaptively reused. Please refer to the Architect's Drawings for further details of the building proposal.

The proposal includes the redevelopment of the following buildings:

- Upgrade of the existing administration building to house a cultural centre & caretaker's residence
- Re-use of the two existing sheds as a café

The redevelopment of the site will also include the following new facilities:

- A new jetty and pontoon - Refer to the Structural Engineer's Drawings for details
- New car parking areas and road upgrades associated with the cultural centre - Refer to the Civil Engineer's drawings for further details
- A new elevated boardwalk leading to a viewing platform at the river's edge and accessible walkways throughout the site

In the preparation of landscape documents for this development application other consultant's documents (Architects, Structural & Civil Engineers and Heritage, Environment & Access Advisors) were referred to and have been considered in the proposed landscape design.

Landscape Elements:

Landscape works associated with this development include:

- Revegetation from the causeway to viewing platform along the shoreline riparian corridor (separated from the exotic mown grass zones by a garden edge)
- Rehabilitation of the embankment landscape area near the café
- An elevated boardwalk leading to a viewing platform at the river's edge
- Accessible walkways throughout the site with areas of low border planting for ease of maintenance (where impractical for a ride-on mower to access or steeper than a 1 in 4 grade)
- Raingardens and stormwater harvest areas associated with the new carparks
- A line of native street trees (grown in accordance with AS 2303 Tree stock for landscape use in minimum 75L pot sizes) along the Pacific Motorway leading through to the cultural centre

Circulation & Connection:

- Segregation of pedestrian paths from vehicular roads and driveways (where possible)
- All proposed pedestrian paths and the elevated boardwalk to comply with AS1428.1 Access & Mobility with no grade being steeper than 1:21

WSUD Landscaping

The car parking areas have been designed to filter harmful pollutants from stormwater before it reaches the river and to protect the shoreline from erosion by slowing the flow of runoff in accordance with Water Sensitive Urban Design principles. Some of these design elements include;

- 1 landscape tree with (pollutant-removal properties) has been provided per 6 car parking spaces
- Carpark verges are to be planted with native raingarden species known to filter pollutants from stormwater
- Inclusion of proprietary stormwater harvesting systems to filter stormwater
- Grading of the carparks to channel water to raingardens and drainage channels (Refer Civil Engineer's Drawings for details)

Landscape Planting Strategy:

Remedial landscape works will be undertaken to regenerate the existing landscape including removal of undesirable or invasive weed species throughout the understorey such as Privet (Ligustrum spp.), Lantana (Lantana camara) and similar.

Additionally, an environmental consultant has provided a list of indigenous species for revegetation of the riparian zone which have been incorporated into the planting palette (Refer L301 - Indicative Plant Schedule).

According to the riparian corridor guidelines (NSW Government) a 4th order waterway such as the Hawkesbury River which borders the site is recommended to have a 40m vegetation buffer zone to each bank. This is unachievable on site as the design area is constrained by the Aboriginal Archaeology 'No-go' Zone as mapped in the report by Extent Heritage Advisors and by the need to provide outdoor public recreation areas adjacent to the cultural centre. For this reason the maximum corridor width in some areas will be 10m. The design otherwise adheres to the recommendations by including and protecting endemic species along the width of the corridor.

Other planting design considerations include:

- Evergreen tree planting to provide shade & amenity
- A broad planting palette to include a variety of native species to provide colour, texture, aroma and form
- A focus on indigenous species to encourage canopy corridor links and support the educational intent of the cultural centre

Water-saving Initiatives:

Water saving initiatives associated with the proposed landscape design are as follows:

- Use of recycled and/or storm water that has been harvested and stored on site for irrigation use,
- Planting within zones that have separate watering requirements,
- Use of predominantly low water-use plants to reduce landscape watering requirements, and
- Use of drought tolerant turf species.

Safety & Security Planting Initiatives:

With the proposed landscape design for this development we would implement the following safety planting initiatives:

- Avoid planting tree species that are prone to potential limb drop
- Avoid planting species close to paths and hard paved areas that are known for excessive flower and foliage drop that may cause slip hazards
- Avoid planting species that are known for invasive root structure that may cause 'up-lifting' of paths and hard paved areas, which may cause potential trip hazards
- Avoid planting species that are known to be toxic or may cause respiratory, allergy and/or skin irritations

Surveillance & Crime Prevention Through Environmental Design (CPTED) Principles:

The proposed landscape design is in alignment with Crime Prevention Through Environmental Design (CPTED) principles, which are as follows:

- Ensure good surveillance in recreation zones by ensuring that trees have canopies lifted (clear stem) and that the under-storey of existing and proposed trees are either low shrubs & groundcovers or mown turf.
- Ensure that proposed trees will not obscure lighting, and
- Ensure sightlines for both vehicles and pedestrians are maintained – in particular at pedestrian crossings and vehicular entry/ exit points.

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KOOROOWALL-UNDI (PEAT ISLAND)
AND FORESHORE DEVELOPMENT PROJECT
1 PEATS FERRY ROAD, MOONEY MOONEY, NSW 2083

DRAWING NAME

COVER SHEET

CLIENT DARKINJUNG LALC

PROJECT NO 24110

DRAWING NO L000

SCALE NA

REVISION A

DATE 18.12.24

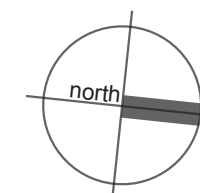


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DRAWING NAME
LANDSCAPE CONTEXT PLAN



CLIENT DARKINJUNG LALC
PROJECT NO 24110
DRAWING NO L100
SCALE 1:1000 @ A1

REVISION A
DATE 18.12.24

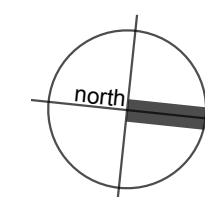


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DRAWING NAME
OVERALL LANDSCAPE PLAN



CLIENT DARKINJUNG LALC
PROJECT NO 24110
DRAWING NO L101
SCALE 1:400 @ A1

REVISION A
DATE 18.12.24

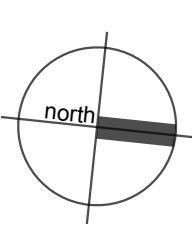


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DRAWING NAME
CARPARK
LANDSCAPE PLAN



CLIENT DARKINJUNG LALC
PROJECT NO 24110
DRAWING NO L103
SCALE 1:150 @ A1

REVISION A
DATE 18.12.24

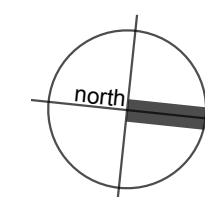


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Level 3, 23 Watt Street Newcastle NSW 2300
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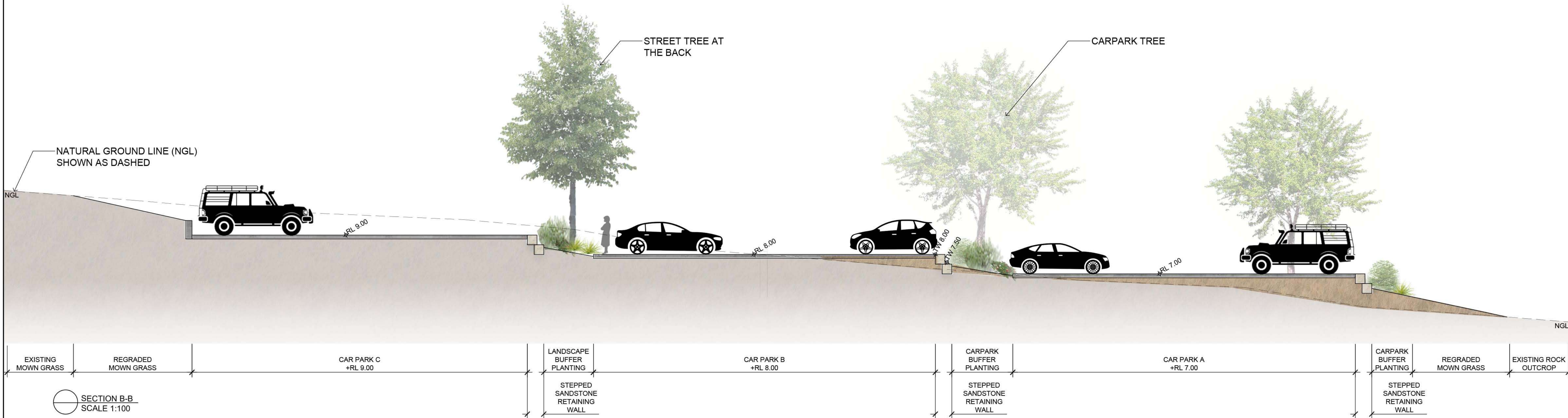
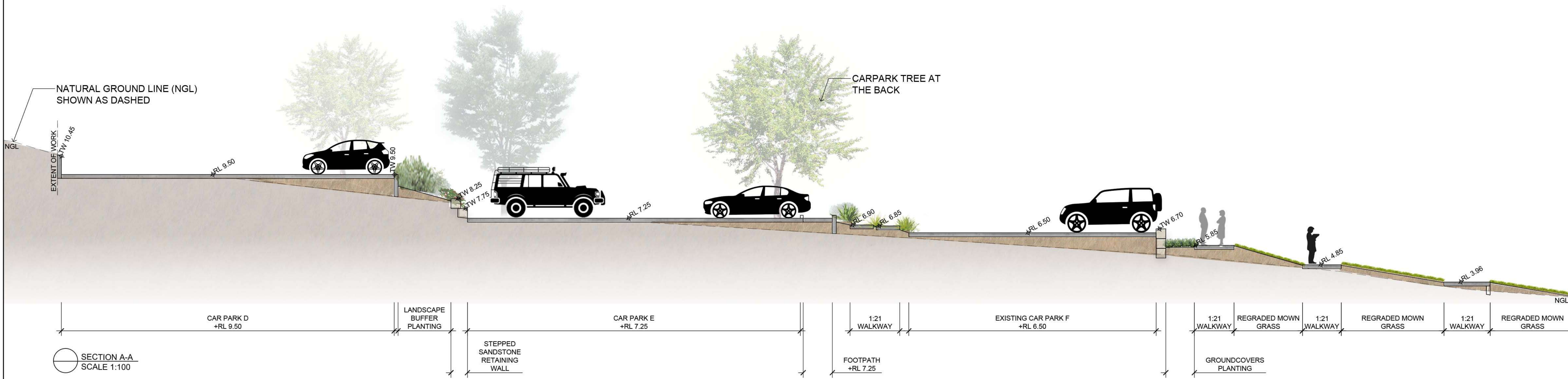
KOOROOWALL-UNDI (PEAT ISLAND)
AND FORESHORE DEVELOPMENT PROJECT
1 PEATS FERRY ROAD, MOONEY MOONEY, NSW 2083

DRAWING NAME
JETTY PRECINCT
LANDSCAPE PLAN



CLIENT DARKINJUNG LALC
PROJECT NO 24110
DRAWING NO L105
SCALE 1:150 @ A1

REVISION A
DATE 18.12.24



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KOOROOWALL-UNDI (PEAT ISLAND)
AND FORESHORE DEVELOPMENT PROJECT
1 PEATS FERRY ROAD, MOONEY MOONEY, NSW 2083

DRAWING NAME
LANDSCAPE SECTIONS

CLIENT DARKINJUNG LALC
PROJECT NO 24110
DRAWING NO L201
SCALE 1:100 @ A1

REVISION A
DATE 18.12.24

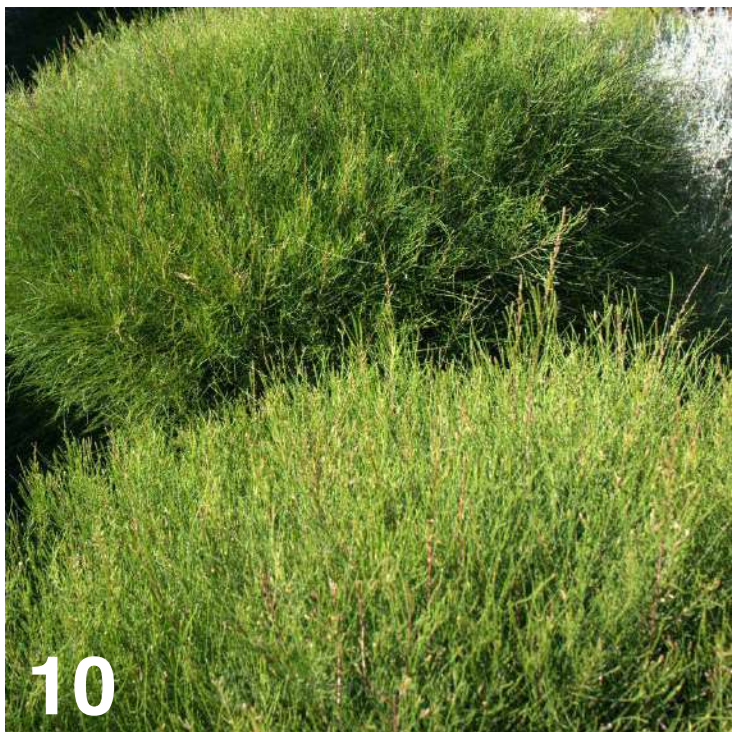
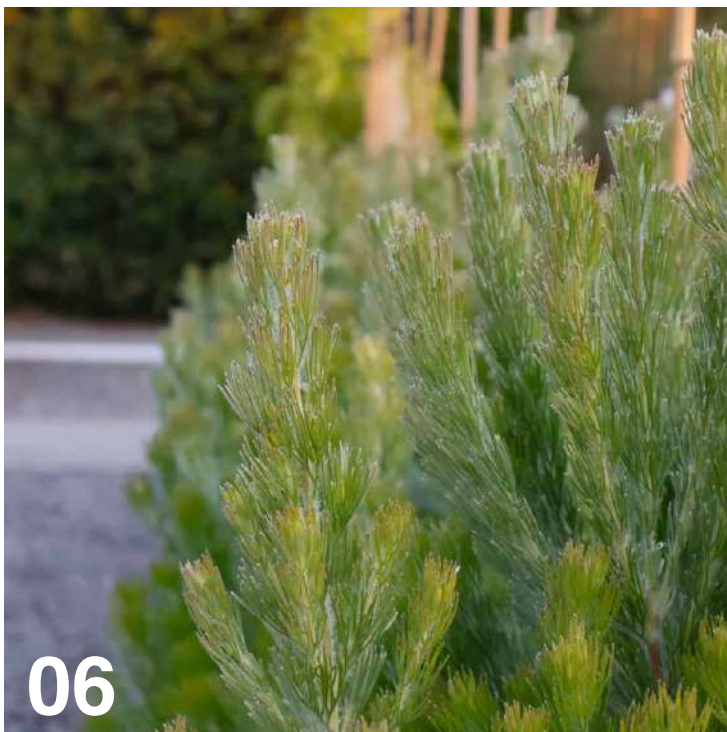
Image	Code	Botanical Name	Common Name	Mature Height (m.)	Mature Spread (m.)	Pot Size
Avenue Trees						
01	FIC rub	<i>Ficus rubiginosa</i> *	Port Jackson Fig	10-25	20	75L
Carpark Trees						
03	BAN rob	<i>Banksia robur</i> **	Swamp Banksia	3	2	
04	MEL BW	<i>Melaleuca viridiflora</i> 'Burgundy Weeper'	Burgundy Weeper Paperbark	8	5	75L
02	MEL qui	<i>Melaleuca quinquenervia</i> * **	Paperbark	25	10	75L
05	TRI LU	<i>Tristaniopsis laurina</i> 'Luscious'	Luscious Water Gum	12	5	75L
Small Feature Trees						
	HIB til	<i>Hibiscus tillaceus rubra</i>	Red Cottonwood	8	5	75L
	CUP ana	<i>Cupaniopsis anacardioides</i> *	Tuckeroo	8	4	75L
Tall Screen Shrubs > 1.5m						
06	ADE ser	<i>Adenanthos sericeus</i>	Woolly Bush	2	2	300mm
07	BRE IR	<i>Breynia cernua</i> 'Ironstone Range'	Coffee Bush	2	1.5	300mm
08	BUR spi	<i>Bursaria spinosa</i> *	Sweet Bursaria	4	3	300mm
09	CALL GB	<i>Callistemon salignus</i> 'Great Balls of Fire' x	Great Balls of Fire Bottlebrush	3	3	300mm
	DOD MG	<i>Dodonaea viscosa</i> 'Mr Green Sheen'	Mr Green Sheen Hop Bush	2	2	300mm
	DOD pur	<i>Dodonaea viscosa purpurea</i>	Purple Hop Bush	3	2	300mm
Shrubs < 1.5m						
	CRO LF	<i>Crowea saligna</i> 'Large Flower'	Large Flower Crowea	1	0.8	200mm
10	CAS GW	<i>Casuarina</i> 'Green Wave'	Green Wave Casuarina	2	2	200mm
14	HYM GN	<i>Hymenosporum flavum</i> 'Gold Nugget'	Native Frangipani	0.75	0.75	200mm
	LEU bro	<i>Leucophyta brownii</i>	Cushion Bush	1.2	1.2	200mm
19	LOM hys	<i>Lomandra hystrix</i>	Mat Rush	1	1	200mm
	MEL thy	<i>Melaleuca thymifolia</i> x	Honey Myrtle	1.2	2	200mm
13	WES ZE	<i>Westringia fruticosa</i> 'Zena'	Westringia 'Zena'	1.2	1.2	200mm
Mass Planted Groundcovers						
	BRA BV	<i>Brachyscome angustifolia</i> 'Brasco Violet' x	Brasco Violet Native Daisy	0.25	1	140mm
	CAR gla	<i>Carpobrotus glaucescens</i> [BT]*	Pigface	0.3	1	140mm
15	DIC rep	<i>Dichondra repens</i>	Kidney Weed	0.1	1.5	100mm
12	GOO GC	<i>Goodenia ovata</i> 'Gold Cover'	Gold Cover Hop Goodenia	0.3	2	140mm
	MYO YA	<i>Myoporum parvifolium</i> 'Yareena'	Yareena Creeping Boobialla	0.1	1	140mm
14	SCA MC	<i>Scaevola albidia</i> 'Mauve Clusters'	Mauve Clusters Fan Flower	0.2	1	140mm
13	WES MU	<i>Westringia</i> 'Mundi'	Westringia 'Mundi'	0.6	1.5	140mm
Low Border Planting						
11	DIA LJ	<i>Dianella caerulea</i> 'Little Jess'	Little Jess Flax Lily	0.4	0.4	140mm
	LOM EB	<i>Lomandra labill</i> 'Evergreen Baby'	Evergreen Baby Mat Rush	0.45	0.45	140mm
	VIO hed	<i>Viola hederacea</i> x	Native Violet	0.1	0.3	140mm
Raingarden Planting#						
Inlet [slow water flow]						
16	FIC nod	<i>Ficinia nodosa</i> *	Knobbly Club Rush	1	1	75mm
17	TYP ori	<i>Typha orientalis</i>	Broadleaf Cumbungi	2	1.5	140mm
Pollutant Treatment Zone [wet tolerant]						
18	JUN fla	<i>Juncus flavidus</i>	Yellow Rush	1	1	75mm
Pollutant Treatment Zone [dry tolerant]						
19	CAR inv	<i>Carex inversa</i>	Knob Sedge	0.75	0.75	75mm
	GAH sie	<i>Gahnia sieberiana</i>	Red-Fruit Saw-Sedge	2	2	75mm
Batter [visual border]						
	GOO ova	<i>Goodenia ovata</i> *	Hop Goodenia	1	2	140mm
	RHA AF	<i>Rhagodia spinescens</i> 'Aussie Flat Bush'	Aussie Flat Bush Saltbush	0.5	1	140mm
20	WAH BM	<i>Wahlenbergia stricta</i> 'Blue Mist' # x	Blue Mist Native Bluebell	0.4	0.4	140mm
	WES AB	<i>Westringia hybrid</i> 'Aussie Box'	Aussie Box Native Rosemary	1	1	140mm
Riparian Planting*						
21	CAS gla	<i>Casuarina glauca</i>	Swamp Oak	15	6	300mm
22	AVI mar	<i>Avicennia marina</i> subsp. <i>australasica</i>	Grey Mangrove	9	5	
23	TET tet	<i>Tetragonia tetragonioides</i> [BT]	Warrigal Greens	0.2	2	140mm
24	JUN kra	<i>Juncus kraussii</i>	Sea Rush	1	1.5	140mm
	JUN usi	<i>Juncus usitatus</i>	Common Rush	1.2	0.5	140mm
	SAR qui	<i>Sarcocornia quinqueflora</i>	Samphire	0.5	0.5	140mm
25	SUE aus	<i>Suaeda australis</i> [BT]	Southern Seablite	0.5	1	140mm
	MYO acu	<i>Myoporum acuminatum</i>	Pointed Boobialla	3	4	140mm
	ACA lon	<i>Acacia longifolia</i>	Sydney Golden Wattle	4-10	2-5	140mm
	BRE obl	<i>Breynia oblongifolia</i>	Coffee Bush	2	1	140mm

*Indigenous riparian species [Estuarine Swamp Oak-Mangrove Forest] indicated in Environmental Consultant's List x Hunter Range Colluvial Apple-Gum Forest [indigenous plant community bordering riparian zone]

**Indicated in Water By Design WSUD Trees List [pollutant-filtering properties]

#Water Sensitive SA Raingarden Fact Sheet

[BT] Bush Tucker species



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DRAWING NAME
INDICATIVE PLANT SCHEDULE

CLIENT	DARKINJUNG LALC	REVISION	A
PROJECT NO	24110	DATE	18.12.24
DRAWING NO	L301		
SCALE	NA		