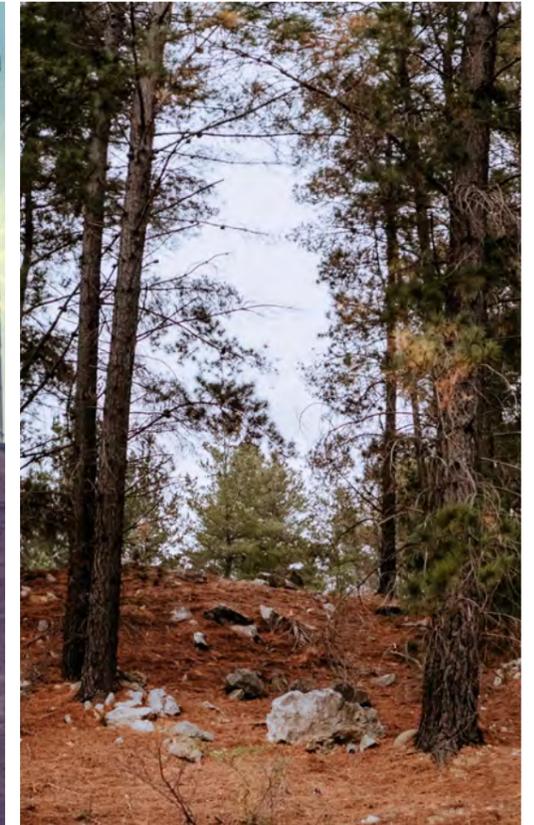


THE FOUNDATIONS PUBLIC DOMAIN MASTERPLAN

PORTLAND, NSW

16.03.2023

ISSUE D



DRAWING LIST:

- L-01 Coversheet
- L-02 The Foundations Vision
- L-03 Overall Landscape Masterplan
- L-04 Landscape Masterplan: Green grid
- L-05 Street Tree + Site Precincts
- L-06 Pedestrian + Cycle Links
- L-07 Detail Plan: Typical Pocket Park
- L-08 Detail Plan: Heritage Linear Walk / Park
- L-09 Detail Plan: Quarry Lake
- L-10 Type 1 Section (15m With Road Kerb + 15m Rural)
- L-11 Type 2 Section (15m With Road Kerb)
- L-12 Type 3 Section (10m With Road Kerb + 10.5m Rural)
- L-13 Plant Palette
- L-14 Plant Palette
- L-15 Materiality + Furniture: Recreation Areas
- L-16 Materiality + Furniture: Heritage Precincts
- L-17 Materiality + Furniture: Heritage Precincts

CLIENT:



LANDSCAPE ARCHITECT:



HABIT8

Landscape Architecture & Urbanism

SYDNEY (Gadigal country) BYRON BAY (Bundjalung country)

MELBOURNE (Wurundjeri country) SE QUEENSLAND (Yugambeh country)

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THE FOUNDATIONS VISION

The Foundations is a major mixed-use re-development project that will provide a diversity of housing and lifestyle options, celebrate the site's rich history as an economic driver and become a destination that boosts tourism visitation to the area. The vision for The Foundations is to become a unique regional destination that captivates the senses and inspires the soul. With a rare combination of industrial heritage and picturesque natural beauty, The Foundations will be a vibrant, regional destination that offers a diverse range of cultural, culinary, community and recreational experiences that make it perfect for a short stay or a more permanent lifestyle change. The following principles shall be used to guide the planning, design and development of The Foundations.

- **Historic-** A place that carries a shared heritage, with stories that shape and enrich the social fabric of the community. The Foundations will honour the past and welcome the future.
- **Resilient-** Despite historic circumstances, The Foundations is place that has bounced back. Its resilient nature will continue to allow it to thrive for years to come.
- **Inclusive-** The Foundations, Portland will be a welcoming, transparent, inviting and approachable place. The diversity of people, personalities, cultures and work within The Foundations will be distinct and accommodated through its places, spaces and offerings.
- **Pioneering-** The Foundations is a pioneer in placemaking and community building. It will create destinations, partnerships and provide skills and innovation within the regional economy.
- **Authentic-** True to the Vision and evolving Community, The Foundations are proud of Portland's working-class roots. The Foundations is a place that is not manufactured, false or copied. It will be a place that leverages off the strengths, qualities and assets that have defined the place and the town.
- **Creative-** The Foundations will inspire experiences and spaces where arts and culture flourish. Artisan aesthetics of crafted places and spaces will inspire and transform the place and people.
- **Community culture-** The value of 'providing for us and we provide for you' are qualities of the community that allow for a strong sense of connectedness and social cohesion.
- **Sustainable-** The Foundations will be a place that positively contributes climatic, health and movement conditions to ensure smart new community development, walkability, enhances local economic development and quality of life.
- **Wellbeing-** The Foundations will be a place that provides for physical, mental and social well-being. It will be a place that encourages active living, access to local amenity, walkable, pedestrian environments that supports arts and cultural experience.

Design Objectives

The objectives of these guidelines are to:

- Preserve and enhance the existing natural environmental character and ecology of the local area
- Promote, conserve and enhance the region's tree canopy.
- Protect natural geological features
- Improve the visual quality of local areas.
- Encourage landscaping that is appropriate to the natural, cultural and heritage characteristics of its locality.
- Improve the relationship between the built and natural environments.
- Minimize impacts from development on natural site features to facilitate longterm improvements to the landscape of Portland and the region.
- Promote ecologically sustainable development and viably functioning ecosystems with high levels of biodiversity.
- Ensure that landscape submissions and landscape construction works for development sites are of an acceptable standard.

Sustainability

Sustainability must be incorporated in all landscape design decision making. Some of these items to consider include:

- Energy and Emissions
- Water supply and usage
- Climate Resilience
- Waste and recycling
- Materials
- Ecology
- Plant Species Selection
- Maintenance

The Public Domain Precincts

The public domain can be classified under the following parts:

- Pocket Parks
- Millpond Lake
- Heritage Walk / Park
- Heritage Precinct
- Limestone Lake Interface

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE FOUNDATIONS PUBLIC DOMAIN MASTERPLAN PORTLAND, NSW	THE FOUNDATIONS VISION	H8-21019	FOR REVIEW	1:4000 @ A3	D	16.03.2023	KM	DV	L02	

LANDSCAPE MASTERPLAN : GREEN GRID



KEY

- POCKET PARKS (DEDICATED TO COUNCIL)
- OPEN SPACE (DEDICATED TO COUNCIL)

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE FOUNDATIONS PUBLIC DOMAIN MASTERPLAN PORTLAND, NSW	LANDSCAPE MASTERPLAN: GREEN GRID	H8-21019	FOR REVIEW	1:4000 @ A3	D	16.03.2023	KM	DV	L04	THE FOUNDATIONS PORTLAND NSW

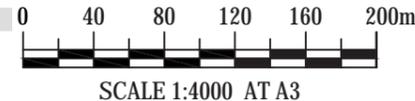


STREET TREE + SITE PRECINCTS

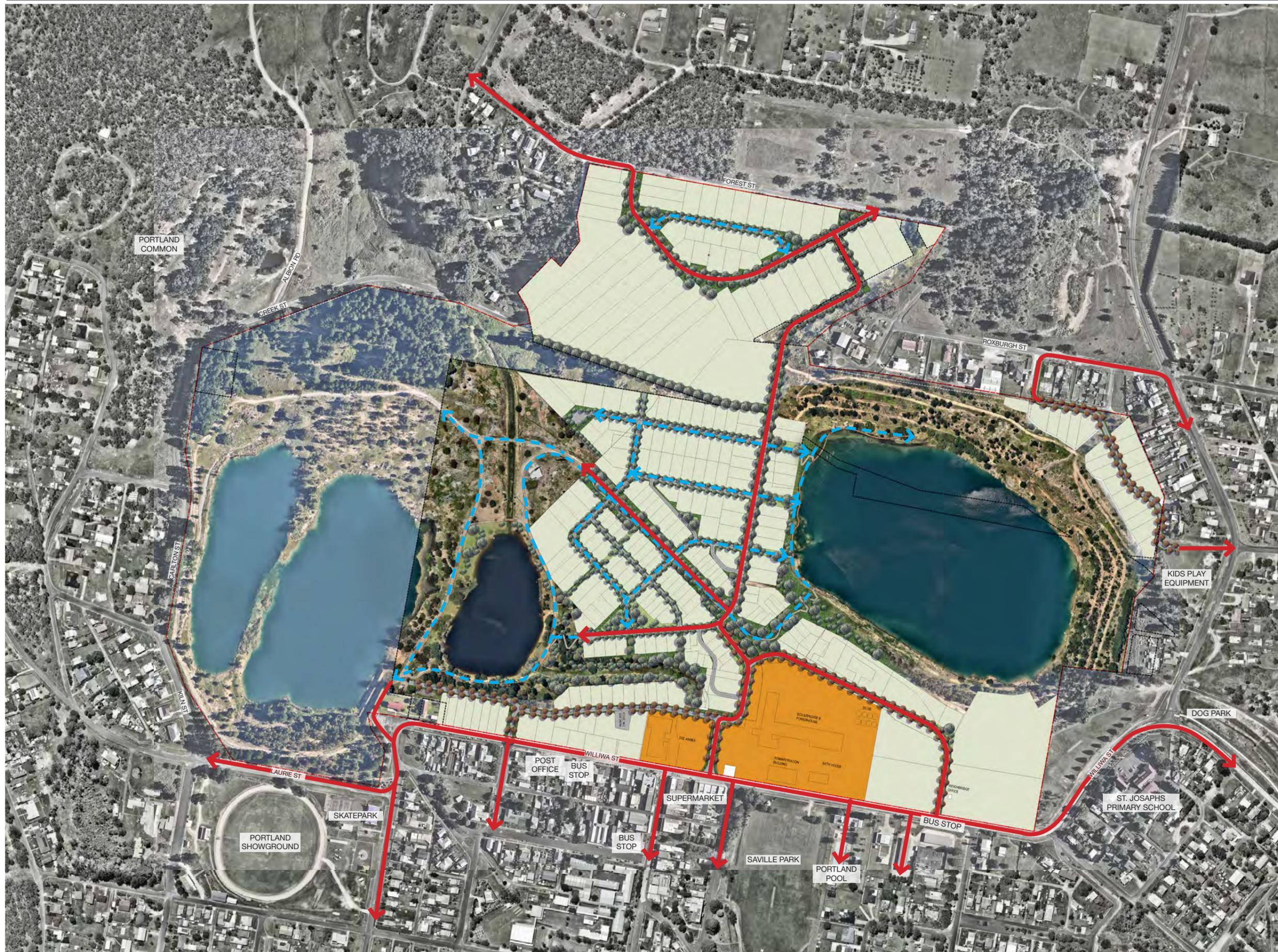


- KEY**
- TYPE 1 STREET TREE**
Platanus x hybrida
(London Plane Tree)
 - TYPE 2 STREET TREE**
Pyrus calleryana 'Chanticleer'
(Callery pear)
 - TYPE 3 STREET TREE**
Magnolia grandiflora 'Exmouth'
 - HERITAGE PRECINCT PUBLIC DOMAIN**
 - LINEAR HERITAGE WALK / PARK PRECINCT**
 - * **POCKET PARKS**
 - PUBLIC DOMAIN + RECREATION AREA PRECINCT**
 - Millpond waterbody / stormwater channel
 - Millpond open space
 - REVEGETATION ZONE**
 - POTENTIAL LINK**

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE FOUNDATIONS PUBLIC DOMAIN MASTERPLAN PORTLAND, NSW	STREET TREE + SITE PRECINCTS	H8-21019	FOR REVIEW	1:4000 @ A3	D	16.03.2023	KM	DV	L05	THE FOUNDATIONS PORTLAND NSW



PEDESTRIAN + CYCLE LINKS



KEY

 MAJOR PEDESTRIAN / CYCLEWAY LINKS

 MINOR PEDESTRIAN LINKS

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE FOUNDATIONS PUBLIC DOMAIN MASTERPLAN PORTLAND, NSW	PEDESTRIAN + CYCLE LINKS	H8-21019	FOR REVIEW	1:5000 @ A3	D	16.03.2023	KM	DV	L06	THE FOUNDATIONS PORTLAND NSW

0 50 100 150 200 250m

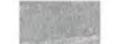
SCALE 1:5000 AT A3

NORTH

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DETAIL PLAN: TYPICAL POCKET PARK

KEY

-  SITE BOUNDARY
-  SOLID FENCE 1M HT SIDE FENCE
-  GARDEN EDGING
-  PROPOSED TREE PLANTING
REFER TO PLANT SCHEDULE
-  TURF
-  MASS PLANTING BEDS
REFER TO PLANT SCHEDULE
-  CONCRETE SURFACE
-  PAVED SURFACE

-  EXPOSED AGGREGATE CONCRETE SURFACE
-  COMPACTED DECOMPOSED GRANITE

DESIGN NOTES

1. THRESHOLD CROSSOVER PAVING
2. SANDSTONE LOG SEATS
3. EXPOSED AGGREGATE CONCRETE PATH
4. SCREEN PLANTING TO FENCE
5. PLATFORM TABLE / SEAT
6. COMPACTED DECOMPOSED GRANITE
7. LOW PLANTING WITH PLEACHED TREES
8. SANDSTONE LOG WALL
9. SANDSTONE LOG STEPS
10. ROCKY SHORE LINE
11. FLOATING PONTOON
12. PICNIC SHELTER WITH TABLES UNDER



KEYPLAN



DETAIL PLAN: HERITAGE LINEAR WALK / PARK

KEY

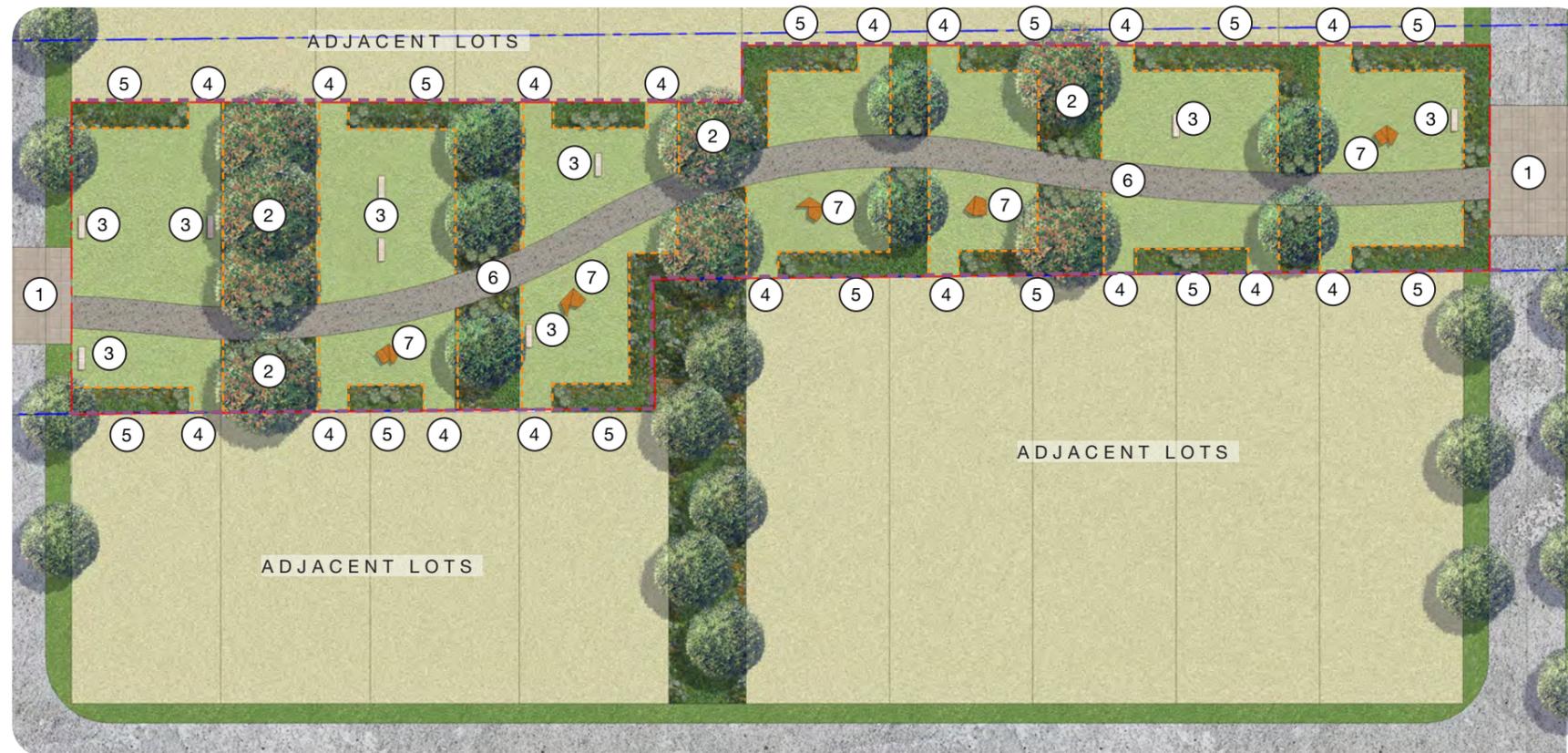
-  SITE BOUNDARY
-  TIMBER LAPPED & CAPPED / COLOURBOND REAR FENCE
-  GARDEN EDGING REFER TO DETAIL
-  PROPOSED TREE PLANTING REFER TO PLANT SCHEDULE
-  TURF REFER TO DETAIL AND PLANT SCHEDULE
-  MASS PLANTING BEDS REFER TO DETAIL AND PLANT SCHEDULE
-  CONCRETE SURFACE TO ENGINEER'S DETAILS
-  PAVED SURFACE TO ARCHITECT'S DETAILS
-  EXPOSED AGGREGATE CONCRETE SURFACE REFER TO SPECIFICATIONS

DESIGN NOTES

1. THRESHOLD CROSSOVER PAVING
2. LOW PLANTING UNDER 1M HT WITH CLEAR TRUNK TREE PLANTING
3. SANDSTONE LOG SEATS
4. LOT ACCESS TO PARK
5. HEDGING + LOW FENCING TO LOTS
6. EXPOSED AGGREGATE CONCRETE PATH (2.5M WIDE)
7. OLD MANUFACTURING (BRICK) EQUIPMENT SCULPTURE



KEYPLAN



DETAIL PLAN: QUARRY LAKE



KEYPLAN

KEY

-  ZONE BOUNDARY
-  PROPOSED TREE PLANTING
REFER TO PLANT SCHEDULE
-  MASS PLANTING BEDS
REFER TO DETAIL AND PLANT SCHEDULE
-  CONCRETE SURFACE
TO ENGINEER'S DETAILS
-  PAVED SURFACE
TO ARCHITECT'S DETAILS

DESIGN NOTES

1. FUTURE RAMPED PATH
2. EXISTING DECOMPOSED AGGREGATE PATHWAY
3. EXISTING BRIDGE
4. PROPOSED ADJACENT LOTS
5. ACCESS TO TOWN CENTRE
6. REVEGETATION AREA ALONG DRAINAGE CHANNEL
7. POTENTIAL PEDESTRIAN LINK
8. GRASSED AREA WITH SHADE TREES
9. STONE SLAB AMPHITHEATRE
10. STEPPING STONE ACCESS
11. REGENERATION AREA

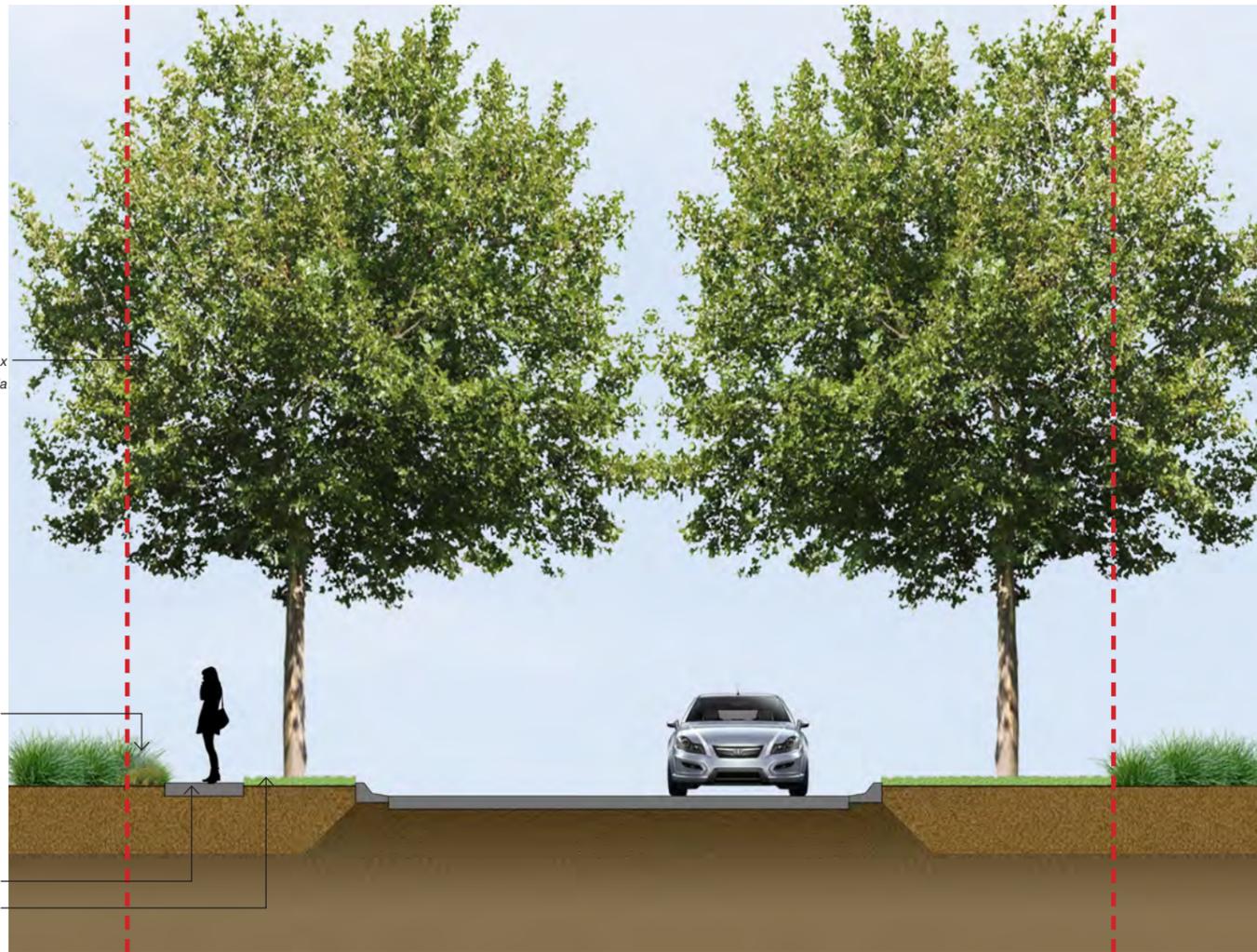
PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE FOUNDATIONS PUBLIC DOMAIN MASTERPLAN PORTLAND, NSW	DETAIL PLAN: QUARRY LAKE	H8-21019	FOR REVIEW	1:1000 @ A3	D	16.03.2023	KM	DV	L09	THE FOUNDATIONS PORTLAND NSW



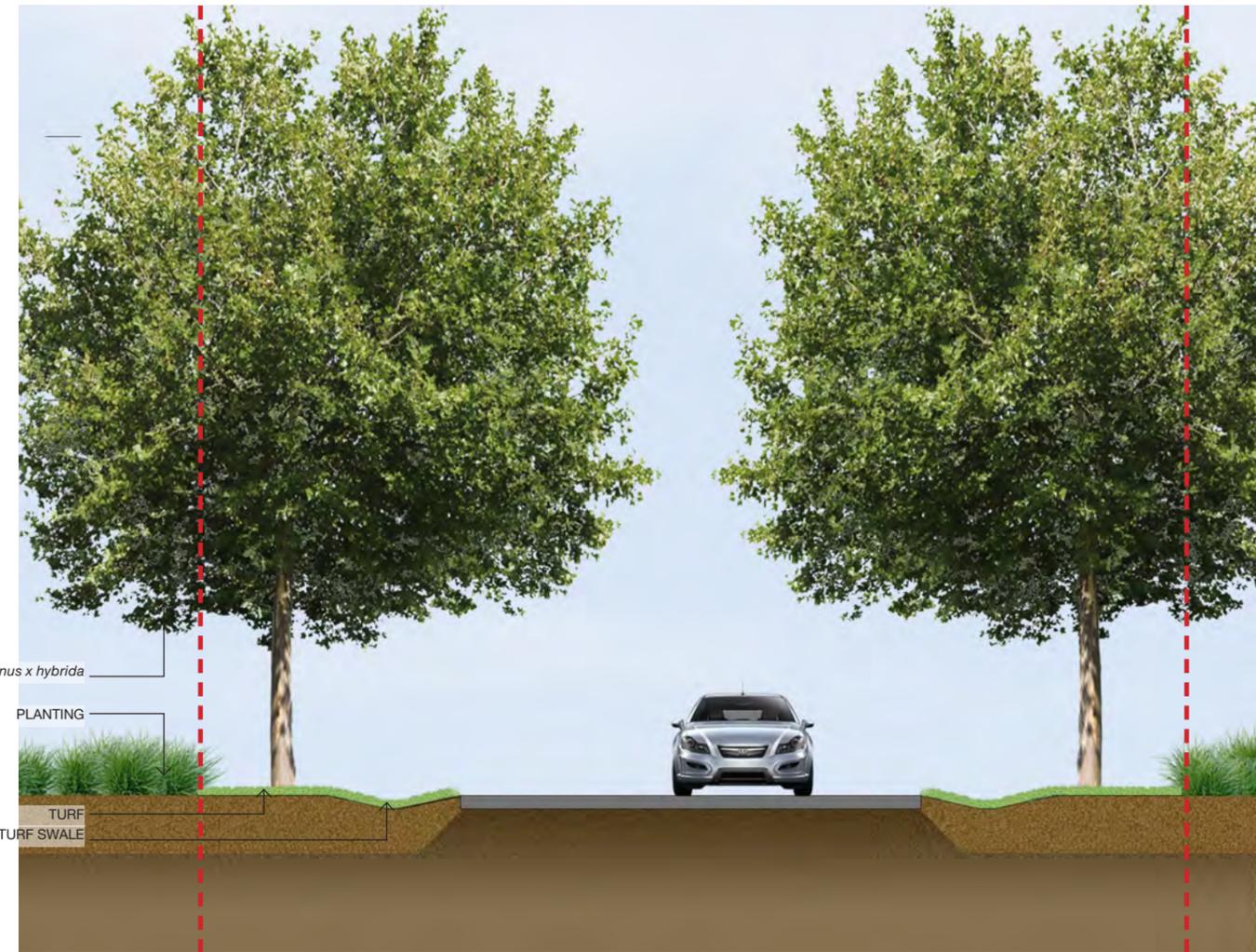
TYPE 1 SECTION (15m WITH ROAD KERB + 15M RURAL)



KEYPLAN



SECTION A-A
SCALE 1:100 @A3



SECTION B-B
SCALE 1:100 @A3

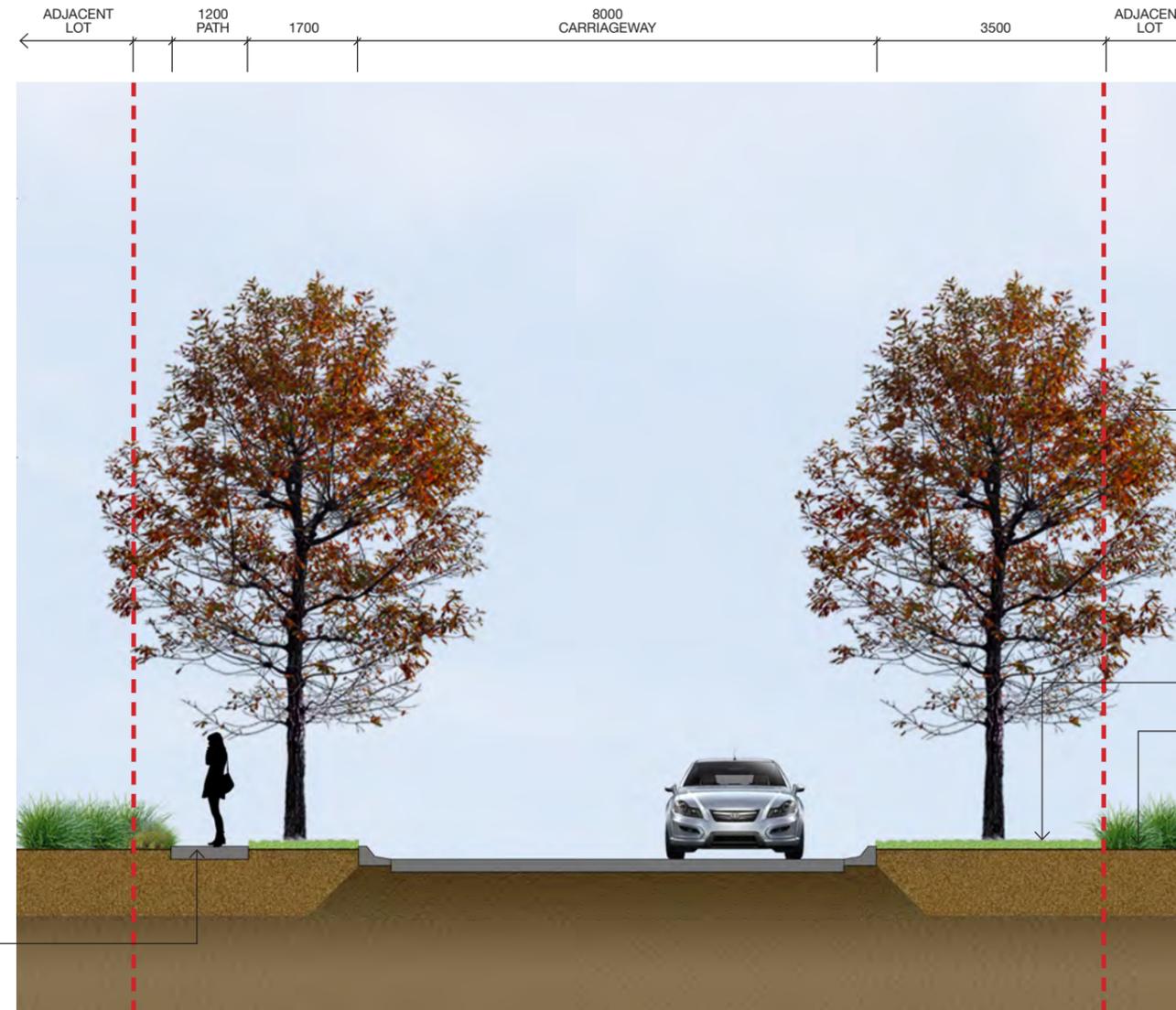
PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE FOUNDATIONS PUBLIC DOMAIN MASTERPLAN PORTLAND, NSW	TYPE 1 SECTION (15m WITH ROAD KERB + 15M RURAL)	H8-21019	FOR REVIEW	1:100 @ A3	D	16.03.2023	KM	DV	L010	THE FOUNDATIONS PORTLAND NSW



TYPE 2 SECTION (15m WITH ROAD KERB)



KEYPLAN



Pyrus calleryana 'Chanticleer'
(Callery pear)

TURF VERGE

PLANTING

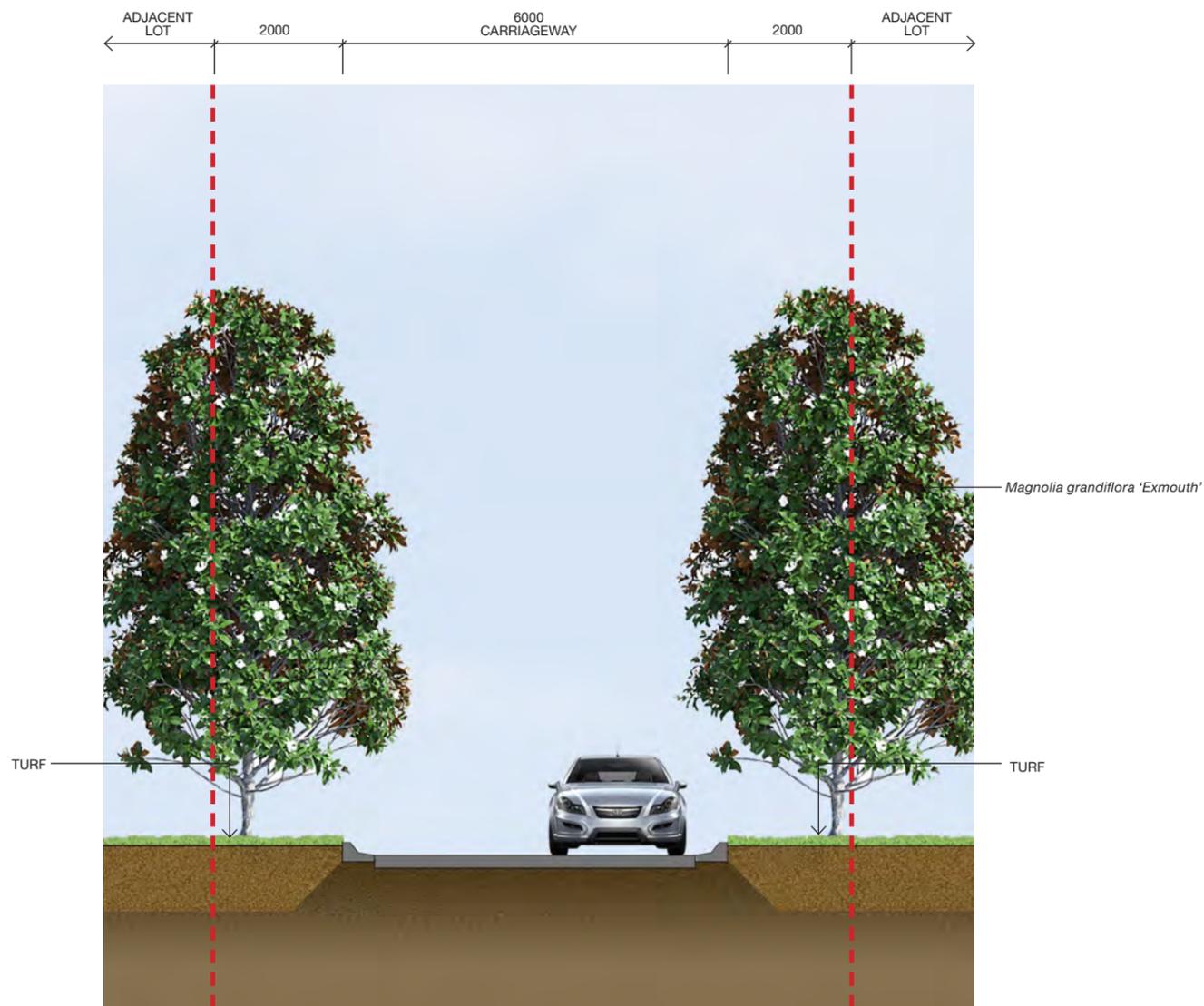
1.2m FOOTPATH

SECTION C-C
SCALE 1:100 @A3

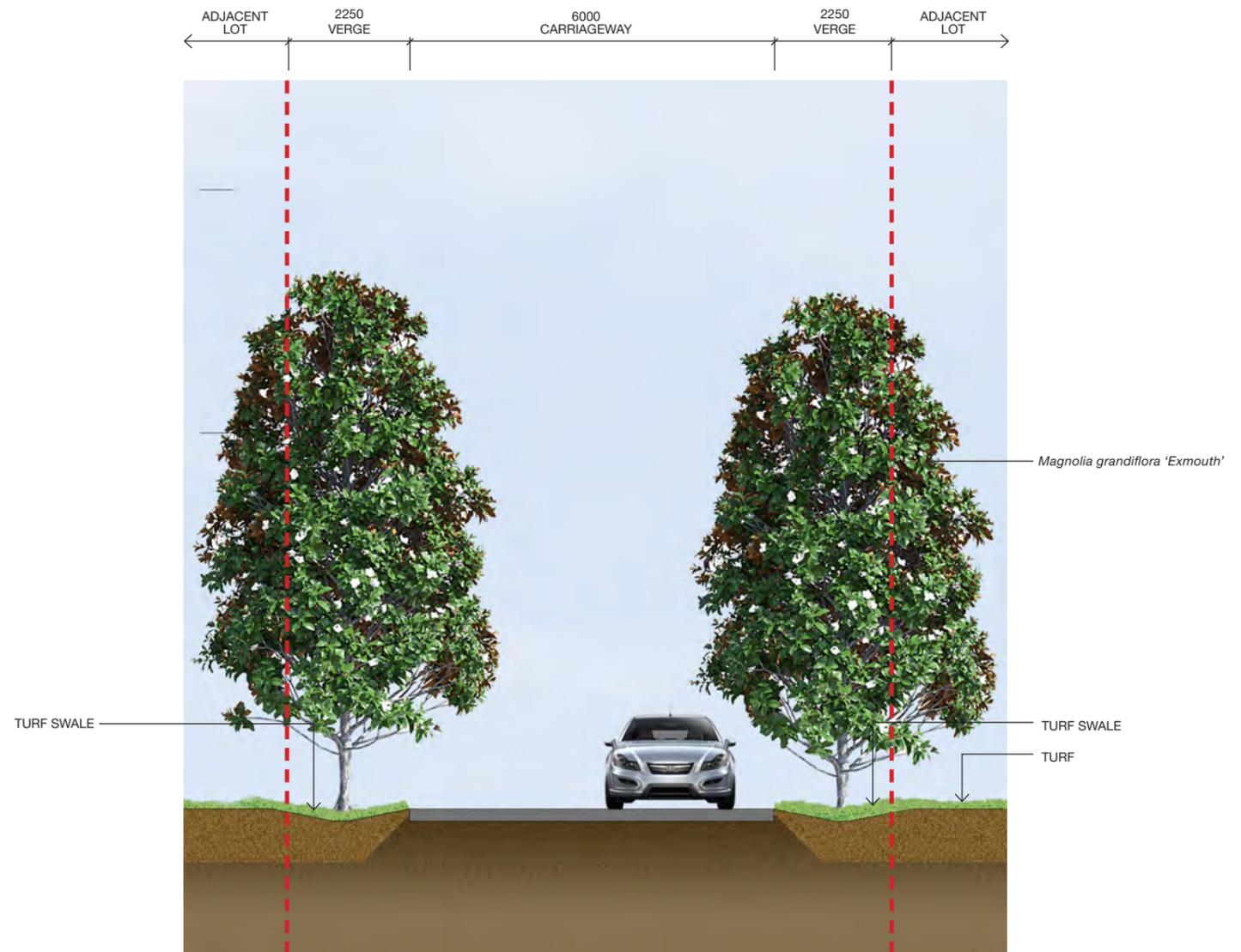
TYPE 3 SECTION (10m WITH ROAD KERB + 10.5m RURAL)



KEYPLAN



SECTION D-D
SCALE 1:100 @A3



SECTION E-E
SCALE 1:100 @A3

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE FOUNDATIONS PUBLIC DOMAIN MASTERPLAN PORTLAND, NSW	TYPE 3 SECTION (10m WITH ROAD KERB + 10.5m RURAL)	H8-21019	FOR REVIEW	1:100 @ A3	D	16.03.2023	KM	DV	L 12	THE FOUNDATIONS PORTLAND NSW



PLANT PALETTE

CODE	BOTANICAL NAME	COMMON NAME
TREES		
RP	<i>Robinia pseudoacacia</i>	False Acacia
AP	<i>Acer palmatum</i>	Japanese Maple
LI	<i>Lagerstroemia indica</i>	Crepe Myrtle
MSO	<i>Magnolia x soulangeana</i>	Saucer Magnolia
MF	<i>Malus floribunda</i>	Japanese Crabapple
MEX	<i>Magnolia grandiflora 'Exmouth'</i>	Southern Magnolia
MLI	<i>Melaleuca linarifolia</i>	Narrow-Leaved Paperbark
SSE	<i>Sapium sebiferum Chinese Tallow</i>	Chinese Tallow
PC	<i>Pyrus calleryana 'Chanticleer'</i>	Callery pear
PH	<i>Platanus x hybrida</i>	London Plane Tree
BA	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree
MS	<i>Magnolia x soulangeana</i>	Saucer Magnolia
EL	<i>Eucalyptus leucoxydon</i>	White Gum
CA	<i>Celtis australis</i>	European Nettle Tree
BP	<i>Betula pendula</i>	Silver Birch
EB	<i>Eucalyptus blakelyi</i>	Blakely's Red Gum
WN	<i>Wollemia nobilis</i>	Wollemi Pine
SHRUBS		
BUX	<i>Buxus microphylla</i>	Japanese Boxwood
CS	<i>Camellia sasanqua</i>	Sasanqua Camellia
LD	<i>Lavandula dentata</i>	French lavender
VO	<i>Viburnum odoratissimum</i>	Sweet Viburnum
MP	<i>Murraya paniculata</i>	Orange Jasmine
GAF	<i>Gardenia augusta 'Florida'</i>	Gardenia 'Florida'
WFR	<i>Westringia fruticosa</i>	Coastal Rosemary
CAL	<i>Correa sp</i>	
GROUNDCOVERS		
BM	<i>Brachyscome multifida</i>	Australian Cut Leaf Daisy
EM	<i>Eriostemon myoporoides</i>	Native Daphne
AO	<i>Agapanthus praecox</i>	Agapanthus
CM	<i>Clivia miniata</i>	Bush Lily
IN	<i>Isolepis nodosa</i>	Knotted Club-Rush
GS	<i>Gahnia sieberiana</i>	Red-Fruit Saw-Sedge
LL	<i>Lomandra longifolia</i>	Spiny-Head Mat-Rush
LT	<i>Lomandra "tanika"</i>	'Tanika' Mat Rush
KR	<i>Kennedia rubicunda</i>	Dusky Coral Pea
HV	<i>Hardenbergia violacea</i>	False Sarsaparilla
DR	<i>Dianella revoluta</i>	Blue Flax-Lily
TA	<i>Themeda australis</i>	Kangaroo Grass
CA	<i>Carex appressa</i>	Tall Sedge
PS	<i>Paspalum distichum</i>	Knotgrass

HERITAGE PRECINCT



Pyrus calleryana 'Chanticleer'



Pyrus calleryana 'Bradford'



Lagerstroemia indica



Platanus x hybrida



Magnolia x soulangeana



Malus floribunda



Buxus microphylla



Gardenia augusta 'Florida'



Camellia sasanqua



Lavandula dentata



Viburnum odoratissimum



Murraya paniculata



Brachyscome multifida



Eriostemon myoporoides



Agapanthus praecox

LAKE



Robinia pseudoacacia



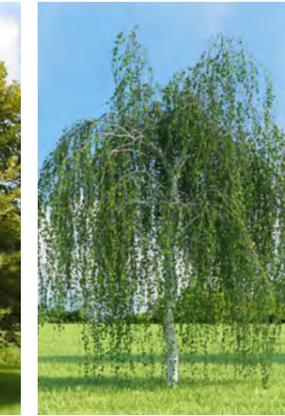
Eucalyptus leucoxydon



Celtis australis



Platanus x hybrida



Betula pendula



Eucalyptus blakelyi



Isolepis nodosa



Kennedia rubicunda



Themeda australis



Carex appressa



Lomandra longifolia



Gahnia sieberiana



Correa sp



Westringia fruticosa



Paspalum distichum

PLANT PALETTE

POCKET PARKS



Pyrus calleryana 'Chanticleer'



Pyrus calleryana 'Bradford'



Lagerstroemia indica



Platanus x hybrida



Eucalyptus leucoxylon



Acer sp



Buxus microphylla



Gardenia augusta 'Florida'



Camellia sasanqua



Lavandula dentata



Viburnum odoratissimum



Murraya paniculata



Brachyscome multifida



Eriostemon myoporoides



Agapanthus praecox

HERITAGE WALK PARK



Robinia pseudoacacia



Eucalyptus leucoxylon



Sapium sebiferum



Platanus x hybrida



Pyrus calleryana 'Chanticleer'



Magnolia grandiflora 'Exmouth'



Buxus microphylla



Gardenia augusta 'Florida'



Camellia sasanqua



Lavandula dentata



Viburnum odoratissimum



Murraya paniculata



Brachyscome multifida



Eriostemon myoporoides



Agapanthus praecox



Wollemi Pine Tree



Lomandra longifolia



Westringia fruticosa

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
THE FOUNDATIONS PUBLIC DOMAIN MASTERPLAN PORTLAND, NSW	PLANT PALETTE	H8-21019	FOR REVIEW	NTS	D	16.03.2023	KM	DV	L 14	THE FOUNDATIONS PORTLAND NSW

MATERIALITY + FURNITURE: RECREATION AREAS

MATERIAL / FURNITURE	TYPE	IMAGE
PRIMARY FOOTPATH	1500mm -2000mm wide Exposed Aggregate (white oxide cement with river pebble aggregate) or broom finish concrete	
SECONDARY PATH	1200mm wide Type: Compacted decomposed crushed granite (deco-granite) Colour: Brown	
DDA COMPLIANT SEAT	Type A Seating: Type: ARIA Available: Street Furniture Australia Code: CMA1 Size: 2000mm Mounting: 13 Aria Pedestal-Subsurface fixed. Colour: Textura-Dark Bronze Battens: Eco Certified Jarrah Hardwood Arms: Two end arms in same finish as frame	
SANDSTONE LOG	Type B Seating: Size: 2000 x 500mm x 500mm Type: Hawkesbury Sandstone Colour: Light brown(Pymont) Confirm sample prior to ordering) Finish: Diamond cut Sealer: To suppliers specification 10mm pencil round to all edges. Install in two pieces	
BICYCLE RACKS	Type: Slim Hoop (BST02) Stainless Steel 316, Subsurface fixed Available: Street Furniture Australia	
PLATFORM SEAT	Type: Tumut Platform Bench (Square) Size: 1800 x 1800 x 460mm HT Hot-dipped galvanised steel frame, pine slats Available: Landmark Products Ph: 1300 768 230	

MATERIAL / FURNITURE	TYPE	IMAGE
BOLLARDS	Type: Recycled Hardwood timber with corten collar and chain Size: 700mm ht x 200x 200mm (square with 10mm chamfered edges)	
PICNIC TABLES	Aria table and Benches Jarrah hardwood battens Colour: Textura-Dark bronze Available: Street Furniture Australia	
PICNIC SHELTERS	Style: Timber post and skillion roof. Galvanized steel Hardwood timber Type: Akora cantilever shelter by Grillex Size: 4x4m	
BUBBLER	Arqua dog bubbler Stainless Steel (316) Available : Street Furniture Australia	
POST TOP LIGHTING	Use: Parks, public domain, streets To Councils specification	TBC
PUBLIC ART	Refer Council Public Art Policy	TBC
BINS	To council's specification	TBC
EVENTS AND ACTIVATION	Refer Events and Activation Policy	TBC

MATERIALITY + FURNITURE: HERITAGE PRECINCTS

MATERIAL / FURNITURE	TYPE	IMAGE
PRIMARY FOOTPATH	Exposed aggregate with border paver Exposed Aggregate : white oxide cement with river pebble aggregate	
BORDER PAVER	Cobblestone Granite Colour; Beige Nepean Size: 80 x 80 x 45mm Available: J G Cobblestones	
DRIVEWAYS	Exposed Aggregate (white oxide cement with river pebble aggregate)	
CROSS OVERS AND THRESHOLDS	Type: Cobblestone Colour; Beige Nepean Size: 80 x 80 x 45mm Available: J G Cobblestones	
BOLLARD LIGHTING	Use: Parks, public domain Type: Hunza arch bollard I-beam Height: 1000mm Finish: bronze or black powder coat.	

MATERIAL / FURNITURE	TYPE	IMAGE
BICYCLE RACKS	Type: Slim Hoop (BST02) Stainless Steel 316, Subsurface fixed Available: Street Furniture Australia	
DDA COMPLIANT SEAT	Type A Seating: Type: ARIA Available: Street Furniture Australia Code: CMA1 Size: 2000mm Mounting: 13 Aria Pedestal-Subsurface fixed. Colour: Textura-Dark Bronze Battens: Eco Certified Jarrah Hardwood Arms: Two end arms in same finish as frame	
SANDSTONE LOG	Type B Seating: Size: 2000 x 500mm x 500mm Type: Hawkesbury Sandstone Colour: Light brown(Pymont) Confirm sample prior to ordering) Finish: Diamond cut Sealer: To suppliers specification 10mm pencil round to all edges. Install in two pieces	
SANDSTONE AND TIMBER BENCH	Type C Custom Seating: Benches TIMBER TOP: BAL 2000 Available: Street Furniture Australia Code: VA01 Timber: Eco Certified Jarrah Hardwood Size: 1500mm long x 800mm wide x 600mm ht Sandstone: Hawkesbury Size: 2000mm long x 800mm wide x 500mm ht Sandstone colour: Light brown - Pymont (Confirm sample prior to ordering) Finish: Diamond cut Sealer: To suppliers specification. 10mm pencil round to all edges. Install in two pieces	
BOLLARDS	Type: Sandstone Finish: Sawn Size: 600x 600 x 600mm Available: Gosford Quarries	

MATERIALITY + FURNITURE: HERITAGE PRECINCTS

MATERIAL / FURNITURE	TYPE	IMAGE
URBAN POTS	Type: Soul Pot Finish: Rust Size: 1000 ht x1000mm dia Available: Quatro Design	
	Type: Bowl Finish: Rust Size: 600 ht x 1600mm dia Available: Quatro Design	
POST TOP LIGHTING	Use: Parks, public domain, streets To Councils specification	TBC
PUBLIC ART	Refer Council Public Art Policy	TBC
BINS	To council's specification	TBC
EVENTS AND ACTIVATION	Refer Events and Activation Policy	TBC