

© TWEED SHIRE COUNCIL 2006
 Although all care has been taken with the production of this map, the TWEED SHIRE COUNCIL, its Employees, Officers and Consultants can not be Responsible for any Errors, Omissions or Inaccuracies in respect to the information supplied in this map.
DO NOT SCALE
COPY ONLY - NOT CERTIFIED

P.O. Box 816
 Murwillumbah, NSW., 2484
 Tel: (02) 6670 2409
 Fax: (02) 6670 2483

Tweed Shire Council
 Aerial Photo taken June 2004
DISTANCE TO BUSINESS CENTRE



STRATEGIC
 PLANNING UNIT
Figure 1

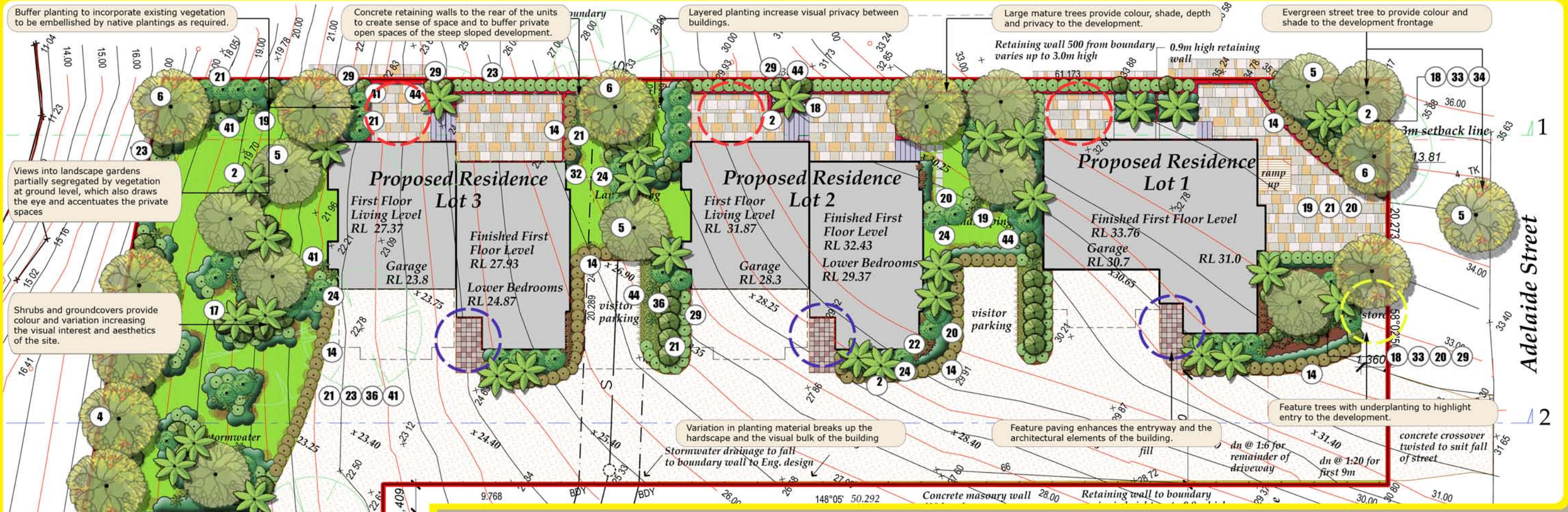
File: N:\MapInfo 7...\Filename.Wor

Author: J.Batchelor

Date: 12/July/2006

Scale: 1:5,000

Sheet: 1 of 1



STATEMENT OF LANDSCAPE INTENT

The landscape philosophy for this proposal is to establish a theme which will complement the architecture of the proposed development and is consistent with the existing landscape character of the area. The landscaping will be compliant with the Gold Coast City Council's Codes and Policies. Plant species are readily available and suitable for the conditions into which they are to be grown on site. The proposed building will:-

- (a) maintain and strengthen the subtropical character;
- (b) create an aesthetically pleasing, safe and functional environment for people to live, work, visit and invest in;
- (c) provide an attractive streetscape that reinforces the function of the street, enhances the amenity of the built form and is sensitive to the existing local conditions; and
- (d) consist of a plant selection that encourages bird life through species with seed and small fruit production.

The landscape treatment is intended to create a bold, simple landscape statement, which softens the intensity of the built form at ground level and enhances the buildings images. Consideration has been given to:-

- (a) taking full advantage of the relatively mild year-round climate;
- (b) creating a site identity by the arrangement of plant material at street level;
- (c) creating an informal yet sophisticated style of outdoor recreation and living; and
- (d) the bold use of a few varieties of plant material in the planting design.

It is proposed to plant medium sized evergreen screen trees at close centres to provide privacy and screening and or semi mature trees/palms so as to reduce the scale of the built form and provide the upper levels screening to the bedrooms and private outdoor spaces wherever possible. An understory planting of shrubs will also be incorporated to reduce the level of maintenance along these boundaries and enhance the visual appearance of the development internally. Tree species have been chosen for the sloping topography. Internal planting arrangements ensure the adequate provision of daylight and ventilation whilst maintaining visual sight lines and the visual privacy of private open spaces. The careful use of plant species takes advantage of site conditions and provides vegetative buffering to private spaces.

The selection of plant material (listed) for the development will be based on the plants ability to perform such practical functions as:-

- (a) Creating Privacy and Security;
- (b) Cooling Buildings and Paved Areas by Providing Shade;
- (c) Screening Objectionable Views; and
- (d) Add colour and variety to build on the local aesthetic.

The landscape design will present a strong focus on the internal streetscape and internal aesthetics providing symmetry and a smooth transition from the public to private realm. The transition from the public to the private realm will be orchestrated by the use of paving treatments and the careful use of landscaping elements. The entry feature will act as a focal point and will present as visually desirable elements to Adelaide Street and internal spaces. The entry walkways provide a clear and legible pedestrian links for both residents and visitors to buildings main entrance. Entrances will be highlighted by feature vegetation and paving. The walkways are to consist of decorative paving and high lighted by landscaping features.

The landscape design will complement the contemporary architectural theme of the buildings. The use of vegetation native to this area where possible will also add merit to the landscape proposal whilst providing beneficial character to the landscape. The landscape design will provide unity and balance with the strong vertical alignment of the proposed architectural design of the buildings facade.

The unique layout of the private open spaces provides the opportunity for passive recreation. The proposal makes opportunity of both ground level and terrace locations to provide communal recreational space. The proposal provides large usable private open spaces for the ground floor spaces. The landscape treatment intends to create a blend of intimacy and sense of space whilst promoting a safe, defined and usable spaces.

The proposed perimeter fence is to be constructed of 1.2-metres high. The design of the perimeter fence and associated landscaping will not detract from the personal safety of pedestrians and residents by maintaining visual sight lines at entries and exit nodes. The proposed colour of the hardscape materials is integrated into the overall colour and materials scheme adopted for the principle building. Behind the fence it is proposed to plant layered vegetation, which will provide visual interest through form, texture and variations. The location and planting of plant material will maintain access to all utilities and services associated with the site. The general intent for the landscaping of this proposal is to establish a safe and comfortable environment that is clearly defined and readily accessible by all users. Further to endow

PLANTING SCHEDULE

Type	No.#	Scientific Name	Common Name
Trees <15m	1	<i>Alphitonia excelsa</i>	Red Ash
	2	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm
	3	<i>Brachychiton acerfolius</i>	Flame Tree
	4	<i>Buckinghamia celsissima</i>	Ivory Curl
	5	<i>Cupaniopsis anacardioides</i>	Tuckeroo
	6	<i>Eleocharis reticulata</i>	Blue Berry Ash
	7	<i>Euodia elleryana</i>	Pink Euodia
	8	<i>Grevillea robusta</i>	Silky Oak
	9	<i>Hibiscus tiliaceus</i>	Cotton Wood
	10	<i>Hymenosporum flavum</i>	Native Frangipani
	11	<i>Syzygium smithii</i>	Creek Lilly Billy
	12	<i>Woodyetia bifurcata</i>	Foxtail Palm
	13	<i>Xanthostemon chrysanthus</i>	Golden Penda
Shrubs <3m	14	<i>Alternanthera dentata</i>	Alternanthera Purple Knight
	15	<i>Angiozanthos flavidus</i>	Kangaroo Paw
	16	<i>Azalea</i>	Kirin / Red Wing
	17	<i>Caytha cooperi</i>	Rough Tree Fern
	18	<i>Cordyline spp</i>	Cordyline spp
	19	<i>Dracaena marginata</i>	Dracaena marginata
	20	<i>Duranta Sheenas Gold</i>	Duranta Sheenas Gold
	21	<i>Graphophyllum excelsum</i>	(native fuchsia)
	22	<i>Heliconia rostrata</i>	Lobster Claw
	23	<i>Melaleuca thymifolia</i>	Thyme Honey Myrtle
	24	<i>Murraya paniculata</i>	Mock Orange
	25	<i>Philodendron 'Xanadu'</i>	'Xanadu' Dwarf Philodendron
	26	<i>Strelitzia reginae</i>	Bird of Paradise
	27	<i>Syzygium 'Blaze'</i>	Syzygium 'Blaze'
	28	<i>Tibouchina 'Jules'</i>	Tibouchina 'Jules'
	29	<i>Westringia fruticosa</i>	Native Rosemary
	30	<i>Yucca elaphantipes</i>	Yucca
Herbs/Vines	31	<i>Acalypha mosaica</i>	Fiji Fire Bush
	32	<i>Acalypha retans</i>	Red Hot Cats Tails
	33	<i>Asplenium australasicum</i>	Birds Nest Fern
	34	<i>Calathea zebrina</i>	Zebra Plant
	35	<i>Crinum pedunculatum</i>	Swamp Lily
	36	<i>Cycas revoluta</i>	Sago Palm
	37	<i>Cyrtanthus</i>	Ifafa lilies
	38	<i>Dianella congesta</i>	Flax Lily
	39	<i>Diets bicolor</i>	Peacock Flower
	40	<i>Juncus articulatus</i>	Jointed Rush
	41	<i>Liriope muscari</i>	Border Grass
	42	<i>Ophiopogon japonicus 'mini'</i>	Dwarf Mondo Grass
	43	<i>Ophiopogon planiscarpus nigrescens</i>	Black Mondo Grass
	44	<i>Rhoeo spathacea</i>	Moses in the Cradle
	45	<i>Viola hederacea</i>	Native Violet

LANDSCAPE PLAN

PROJECT
70 Adelaide Street, Tweed Heads - NSW

CLIENT
Shavasan Pty Ltd

www.planitconsulting.com.au

TITLE
Statement of Landscape Intent - Concept Plan

DRAWING No
SLI_01_Ver.A

JOB No
NSW

DATE
8 May 2006

DRAWN BY
NG

SHEET
1 of 2

PROJECT MANAGEMENT • TOWN PLANNING • ENVIRONMENTAL PLANNING • LANDSCAPE DESIGN

OLD NSW

PLANIT CONSULTING