

Landscape site plan - Ground floor plan 1:150 @ A1



Typical image -Ground floor C.O.S



Legend

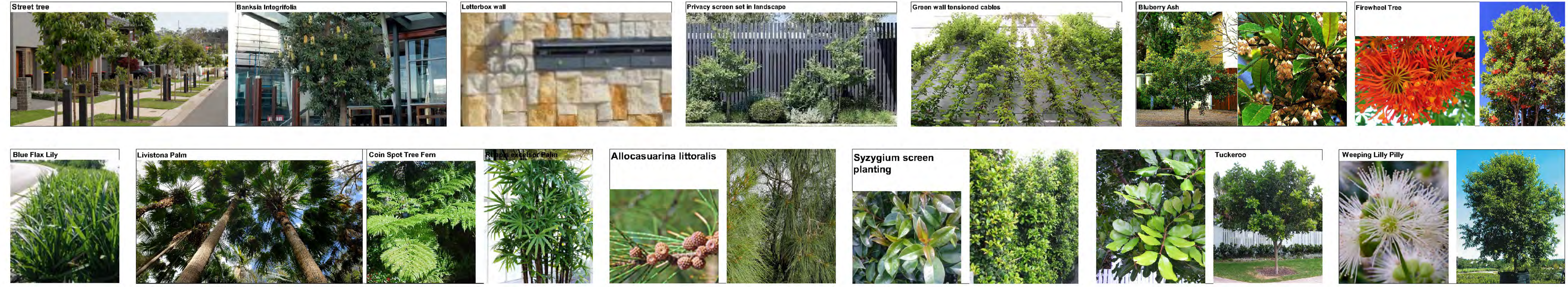
- Existing trees
- Proposed evergreen trees
- Privacy screens
- Private open space paving
- Common open space paving

Amendments

L	25.2.26
K	24.2.26 - RFI Response
J	8.9.25
H	2.9.25 - For DA Issue
G	21.8.25

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Typical landscape elements



Project: New Development
12-16 Florence St,
Tweed Heads, NSW

Dwg: Landscape Site Plan - Ground floor

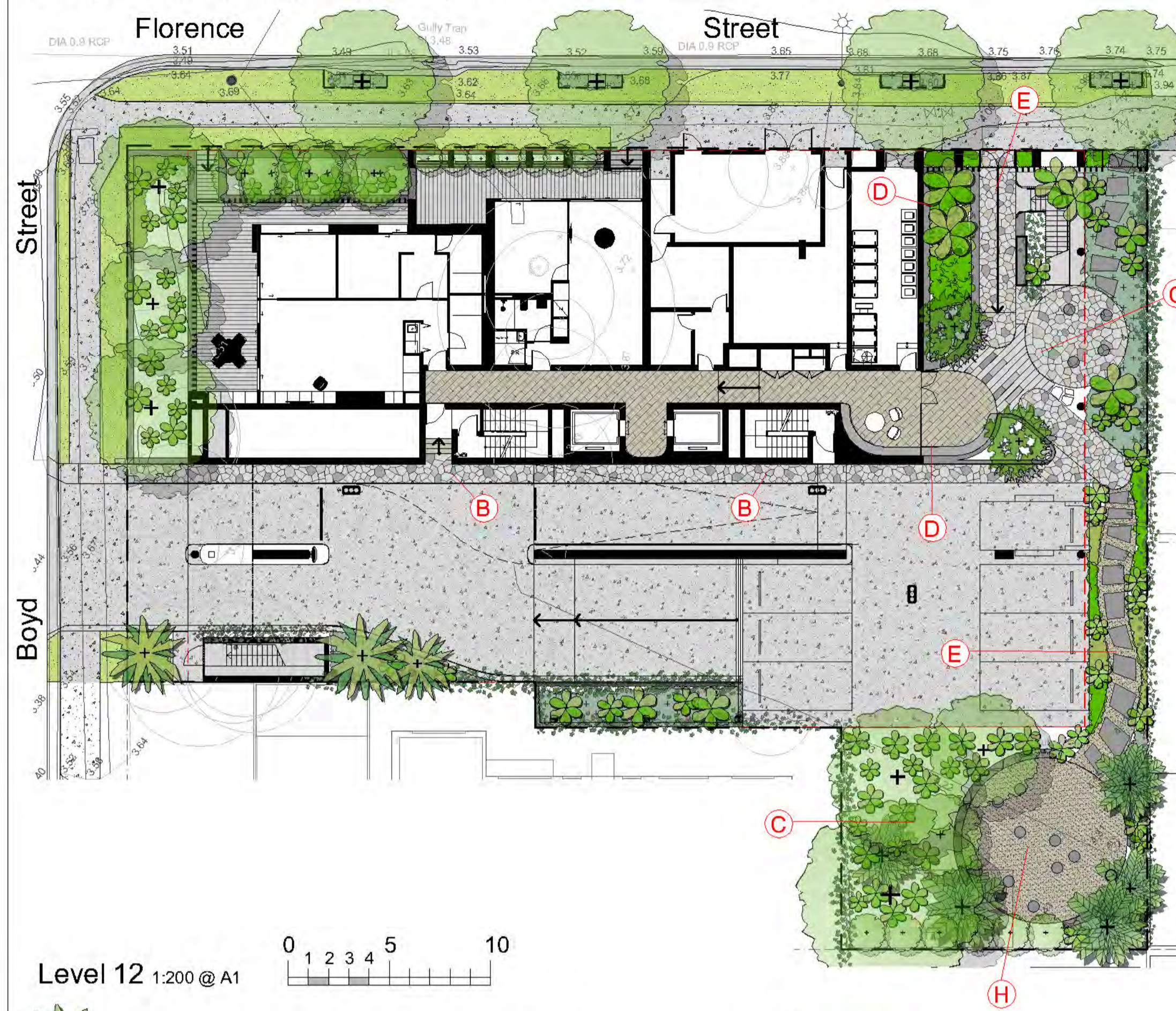
Date: 25.2.26 Scale: 1:150 @A1

Job Ref: 242776 Sheet No: 1 of 9

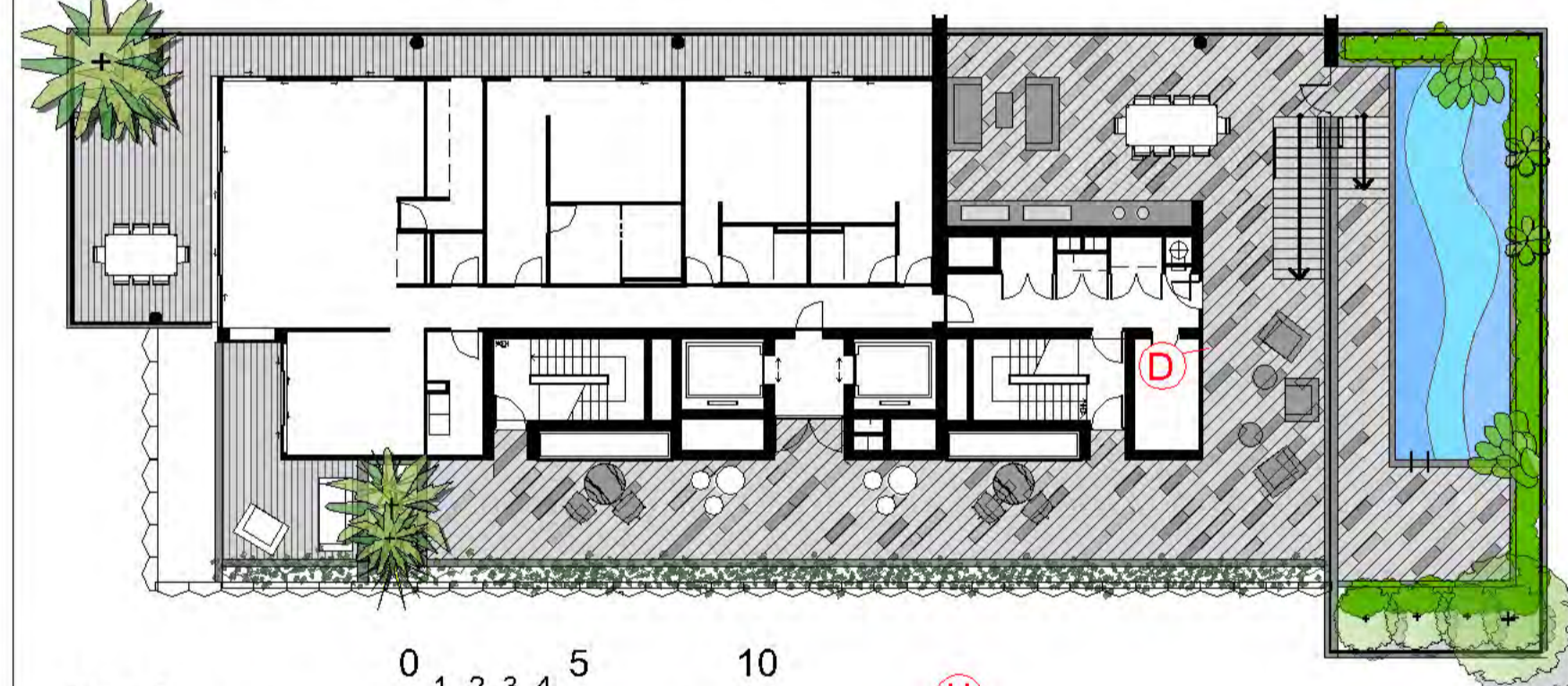
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1 of 9
ISSUE-L

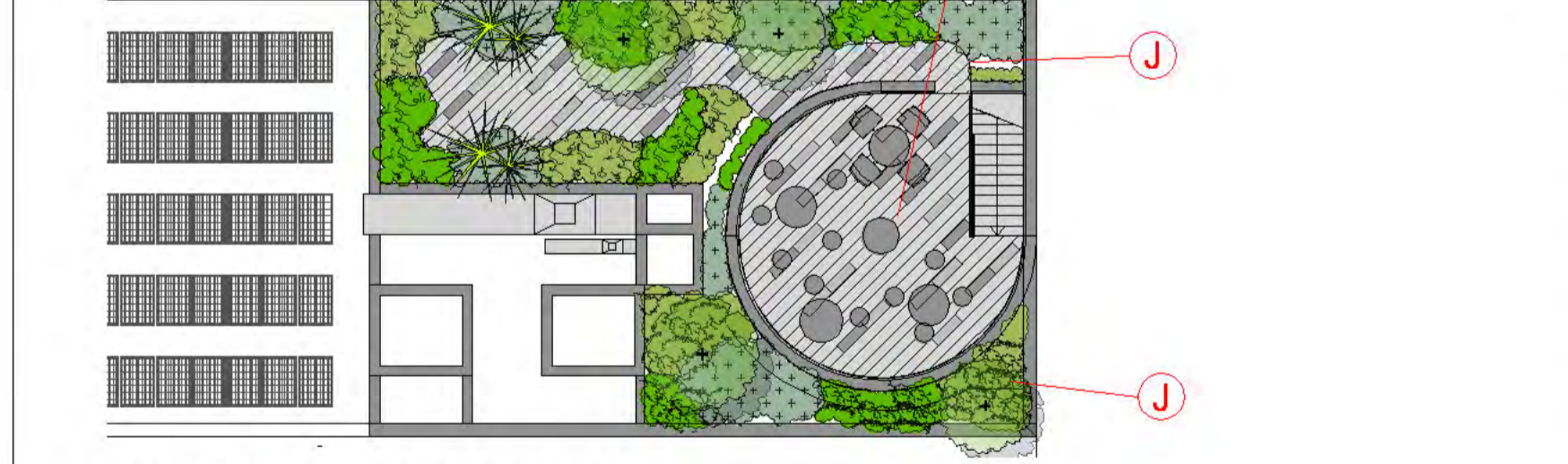
Connect with country design response 1:200 @ A1



Level 12 1:200 @ A1



Roof 1:200 @ A1



Typical CWC design intent



Typical indigenous planting palette



Connect with Country references

Informing the design with understanding of local context & cultural values
 The design solution has been arrived at after extensive coordination between the design consultants & relevant planning authorities. Integral to this has been the Connect with Country collaboration. The landscape design seeks to integrate a robust combination of materials and planned elements that responds to the coastal location, wind conditions at the various levels, local climate conditions, maintenance requirements & the resultant long term viability.

The very early input of the local indigenous context (both historical & current) has been invaluable in the design development. This increased understanding through discussions with local elders has been facilitated through the guidance of Everick Heritage Consultants.

The result of these discussions is clearly articulated in the design responses outlined in the architectural report & the landscape design seeks to integrate the understanding that the site analysis reports have revealed. (Some key extracts of both the Everick Heritage Consultant Report & the architectural Site Analysis & Context reports are located on this sheet).

The plan reference codes at right indicate how these identified elements are weaved into the development design response. The imagery gives guidance to the proposed structural materiality & soft landscape elements

The collaboration of the design team with the relevant experts & the traditional carers of country has been ongoing over a lengthy period of time. The result has been an evolution of the overall design as the revealed analysis has informed the design team.

How the landscape design responds to tell the story

A: Location for a laser cut metal wall mounted artwork depicting the locally relevant Pelican story produced by a local indigenous artist. The Pelican story is identified by the local elders as an important story that can be referenced within the development.

B: Opportunities for the architectural materiality to be inspired by the recommendations in the CWC report & responded to in the architectural design response. Robust materials & natural hues reflect the exposed coastal elements of the region. The landscape design seeks to incorporate this palette of materials.

C: Ground level deep soil C.O.S. for a seating 'yarning' area. Stone & gravel materials integrated into a multi-layered indigenous planting scheme as outline on the sheet 3 planning concept plan

D: Ground floor exposed walls are an opportunity for locally inspired murals / facade ideally produced by a local indigenous consultants. Acknowledgement of the local artists work is considered important as part of this process and final outcomes.

E: Plant material is predominantly indigenous species ranging from tall and medium canopy trees, shrubs & ground covers. The sheet 3 planning plan indicates additional appropriate species selections including tall grasses traditionally used for weaving, bush tucker & food for local wildlife as identified in discussions with local elders

F: Directional geometry of paving, walls and the rooftop locators of significant regional sites. Robust coastal hardy indigenous plants emblematic of the coast dunes plant community are located on the roof terrace where an additional circular yarning seating area is located.

Connect with Country extracts from report prepared by Everick Heritage. (No. 10275).



Acknowledgement of Country

Everick Heritage acknowledges the Traditional Custodians of the lands upon which we work. This land was never ceded. We pay my respect to their elders past and present.

In our work in Cultural Heritage, we recognise the deeply interconnected knowledge of ecosystems and how to care for Country. It considers the contributions and impacts of all living things on and in the terrain, in each season and with seasonal variation. We recognise that the world's oldest astronomers had a deep knowledge of star systems, they mapped Country, and they passed on this complex knowledge through story, song, dance and law. We recognise this valuable knowledge system; the teaching that are passed down and encoded in Country and Culture.

It is now that we need the knowledge to care for Country but first, we must acknowledge traditional custodians and assist in the process of reclaiming and releasing cultural knowledge.

Connecting with Country Principles

- Traditional Custodians and Knowledge Holders of the Country are the spokespeople for Country
- It is a collaborative process
- It aims to build genuine respect and trust
- It aims to restore a deeper cultural connection and balance between Indigenous, colonial and migrant histories
- The degree of involvement, demonstrated design response and quality of that design response is the choice of the site's developer. It is important for all involved to have a clear understanding of the level of commitment in the project, acknowledging that Traditional Knowledge Holders are asked to share important cultural information that is fundamental to their identity.

Connecting with Country Process

How does this relate to Architectural Design?

Sustainable Design — Caring for Country
 Place-based Design — Design with Country
 Site Analysis — Stories of Country

Key Characteristics of Design with Country

- Authentic voices of Aboriginal People
- Understand Indigenous Knowledge system and importance of caring for Country
- Observation, pattern recognition, creativity, intuition
- Collaboration, respectful understanding, sharing of ideas
- Ideally fully-integrated in the design outcome
- Can include Cultural Awareness Training, Aboriginal Employment in Construction and much more.

The use of Cultural Knowledge

Indigenous Cultural and Intellectual Property

Indigenous Cultural and Intellectual Property (ICIP) rights refer to the right of indigenous peoples to protect their culture and heritage. It is based on a fundamental right to self-determination and includes all aspects of cultural practices, traditional knowledge, resources and knowledge systems.

Use of artwork

When preparing any architectural plans, models or graphics, or reports, Aboriginal artwork shall not be copied, modified or included in the presentation in any way without the express permission of the artist. The artist should also be acknowledged on the page where the content is presented.

What is Country?

Country encompasses everything. Its exact meaning varies across Aboriginal Australia, but concepts about Country are widely shared and common.

Country exists around us through the earth, waterways, sea, sky, stars, and all living things in our environment. Aboriginal people are connected to Country through ancestral ties and family origins. Country is a highly complex system intrinsically linked to Aboriginal law, place, custom, spiritual belief, cultural practice, material sustenance, family, and identity. As Country was so specific to sustenance and resources for survival, such as materials for tools and shelter, individual communities were bound by law to care for "their" Country, and neighbours would seek permission to enter and gather resources from neighbouring land. However, it should be noted that Aboriginal peoples never "owned" the Country; they were, are, and always will be the custodians of Country. The boundaries between clans or nations are not linear as in Western culture, and neighbours would also be bound by law, kinship relationships, cultural protocols, and trade to care for the Country of others and other peoples.

Regional viewpoint lines underpinning the design. (Refer to site analysis package by Benson McCormack Architects)



Identified regional site lines. Context material by Benson McCormack Architects



Roof top design elements, regional directions, local aboriginal artwork, reflective seating areas, Indigenous planting



Amendments

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K	24.2.26 - RFI Response
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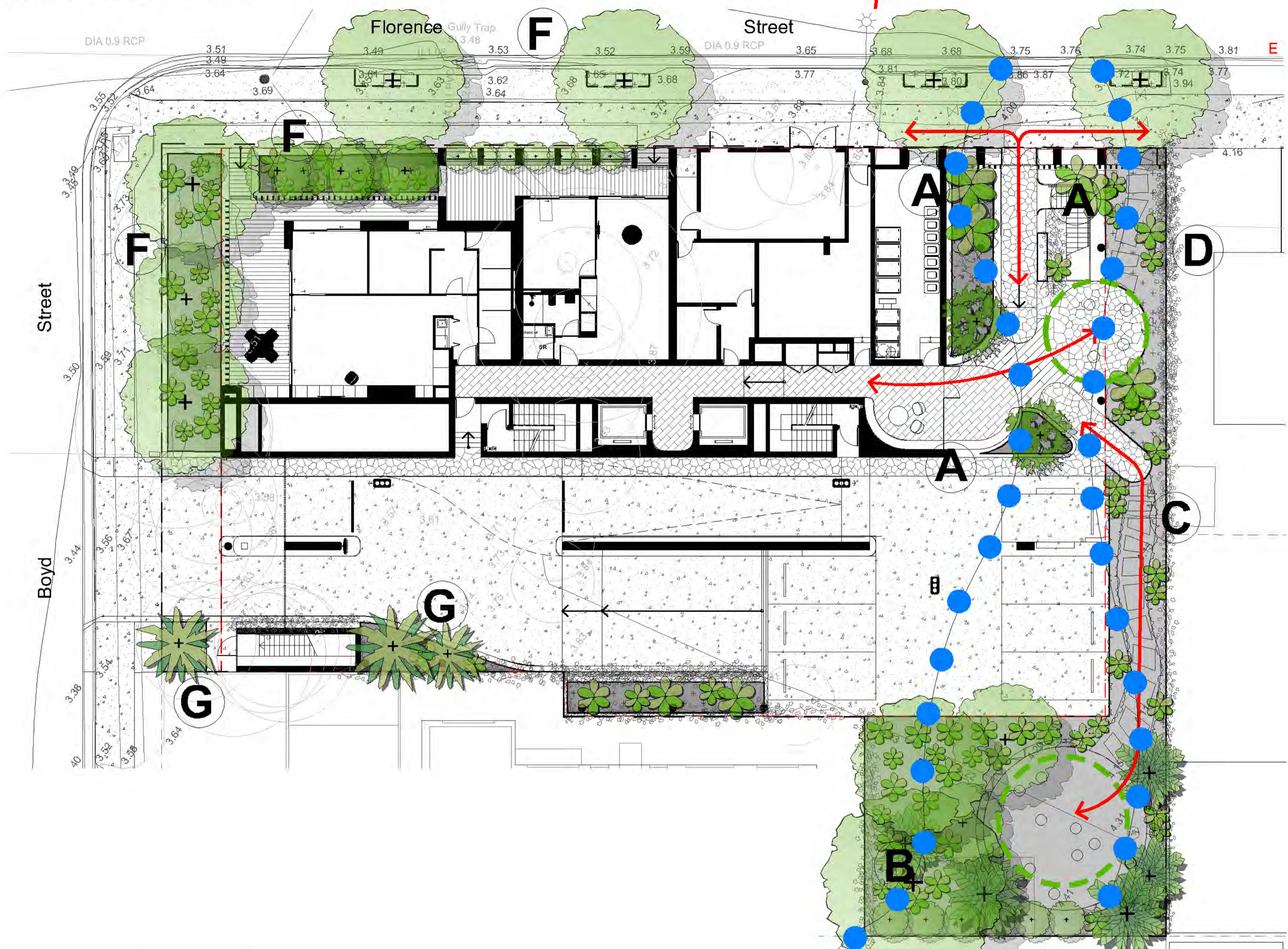
Project: New Development
 12-16 Florence St,
 Tweed Heads, NSW

Dwg: Connect with country
 design response
 Date: 25.2.26 Scale: 1:150 @A1
 Job Ref: 24/2776 Sheet No: 2 of 9

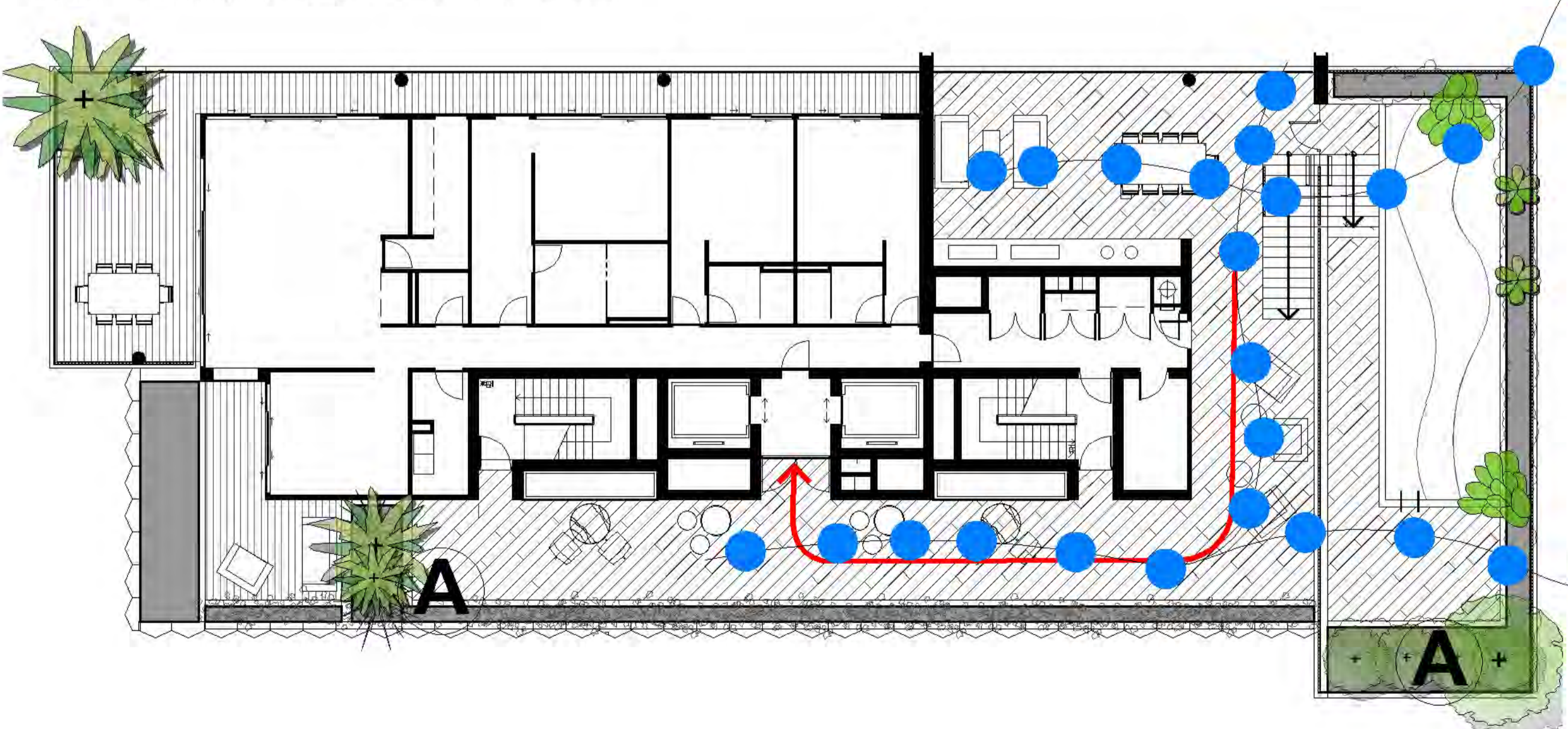
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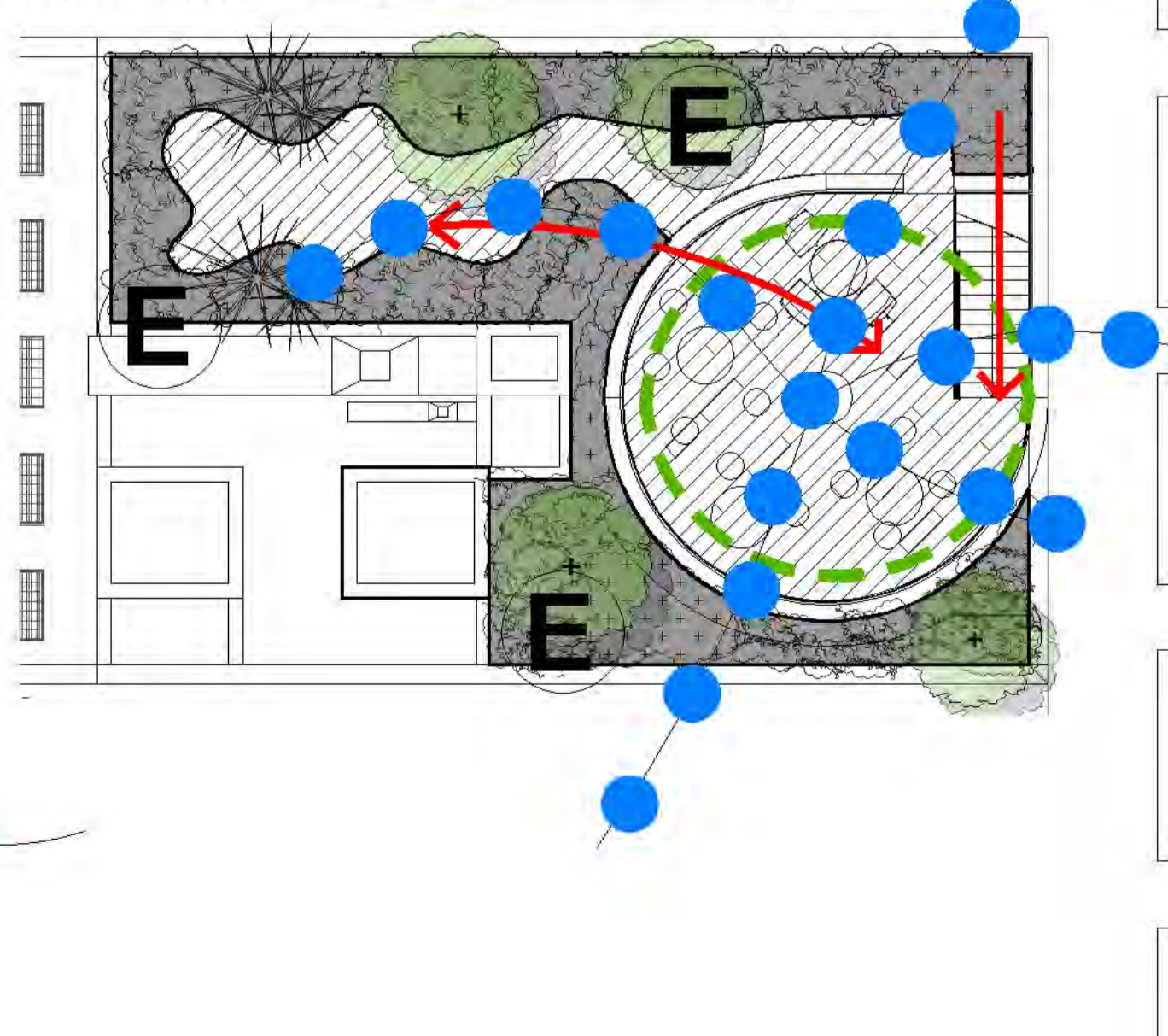
Schematic flow plan 0 1 2 3 4 5 10

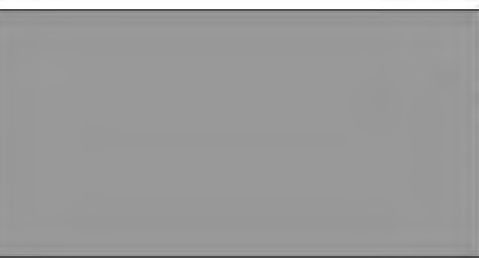
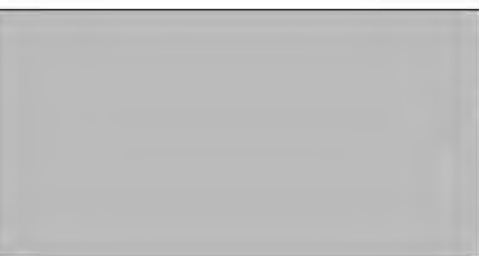


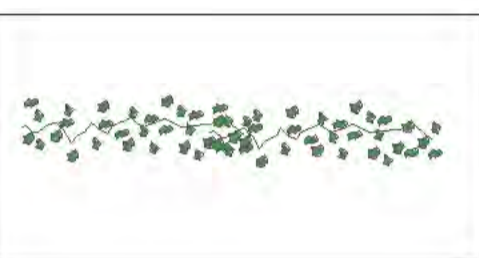

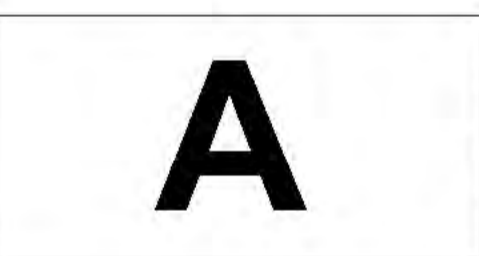
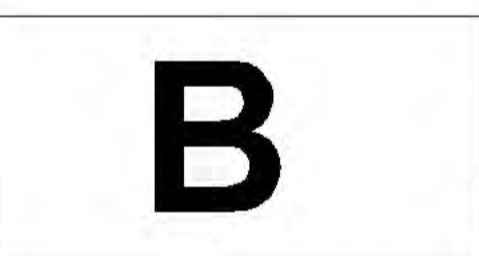
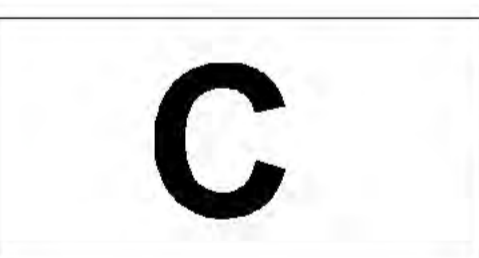
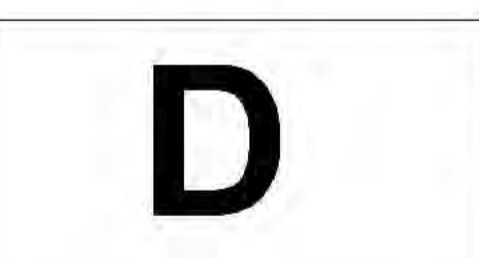
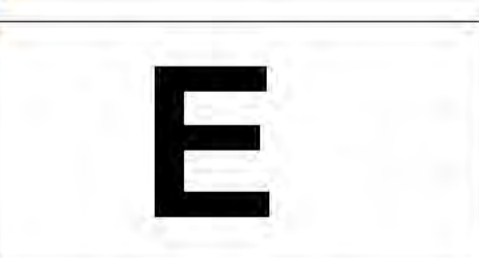




Level 12 1:150 @ A1 0 1 2 3 4 5 10



Roof 1:150 @ A1 0 1 2 3 4 5 10



-  Raised planter
-  Natural soil
-  Seating, contemplative seating & meeting opportunities
-  Pedestrian flow through site
-  Climbing plants
-  Visual permeability
-  **A** Shade tolerant understorey predominately native typical of under canopy trees
-  **B** Tall canopy trees & understorey plants suitable for partial morning sun & afternoon shade conditions
-  **C** Gravel walking trail & ground covers to replicate bush track.
-  **D** Indigenous climbing plants
-  **E** Wind-hardy coastal dune plants to roof level. Low height to maintain views.
-  **F** Native tress representative of open areas in local region.
-  **G** Tall indigenous cabbage palms in small groups to replicate natural occurrence.

Amendments

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K	24.2.26 - RFI Response
J	8.9.25
H	2.9.25 - For DA Issue
G	21.8.25

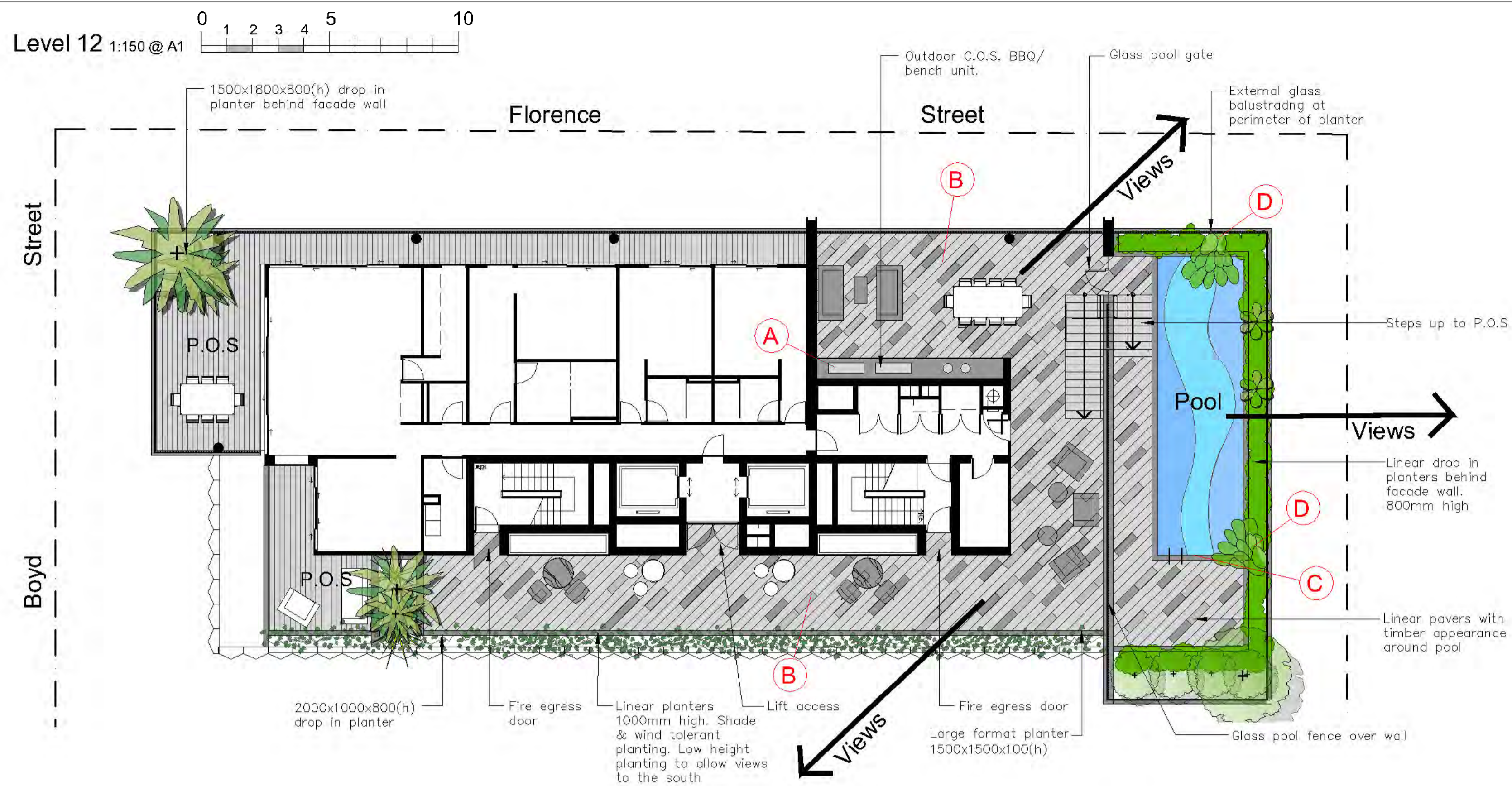


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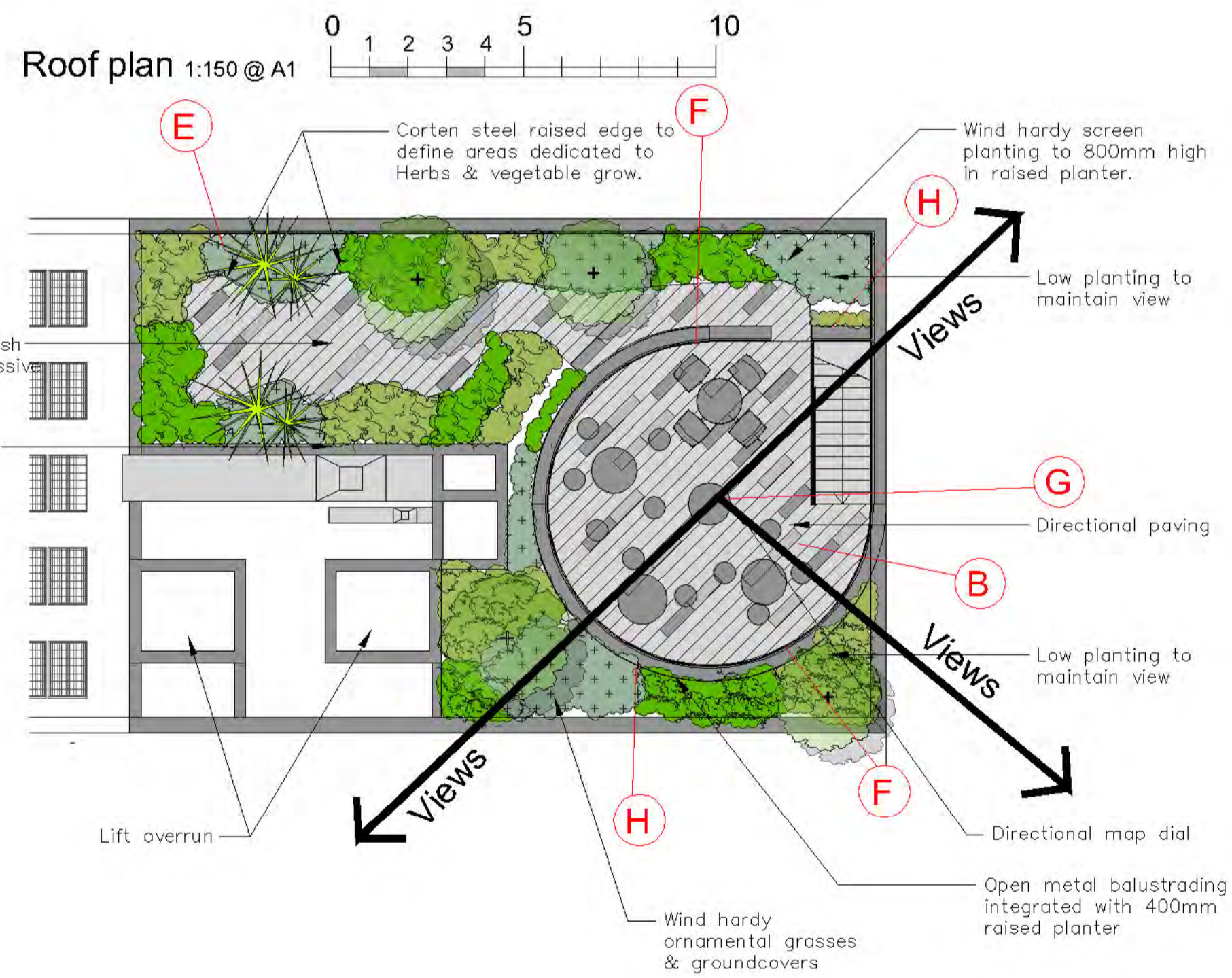
Project: New Development
 12-16 Florence St,
 Tweed Heads, NSW

Dwg: Schematic flow plan
 Date: 25.2.26 Scale: 1:150 @A1
 Job Ref: 242776 Sheet No: 3 of 9

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Regional viewpoint lines underpinning the design. (Refer to site analysis package by Benson McCormack Architects)



Typical design images



Typical planting images



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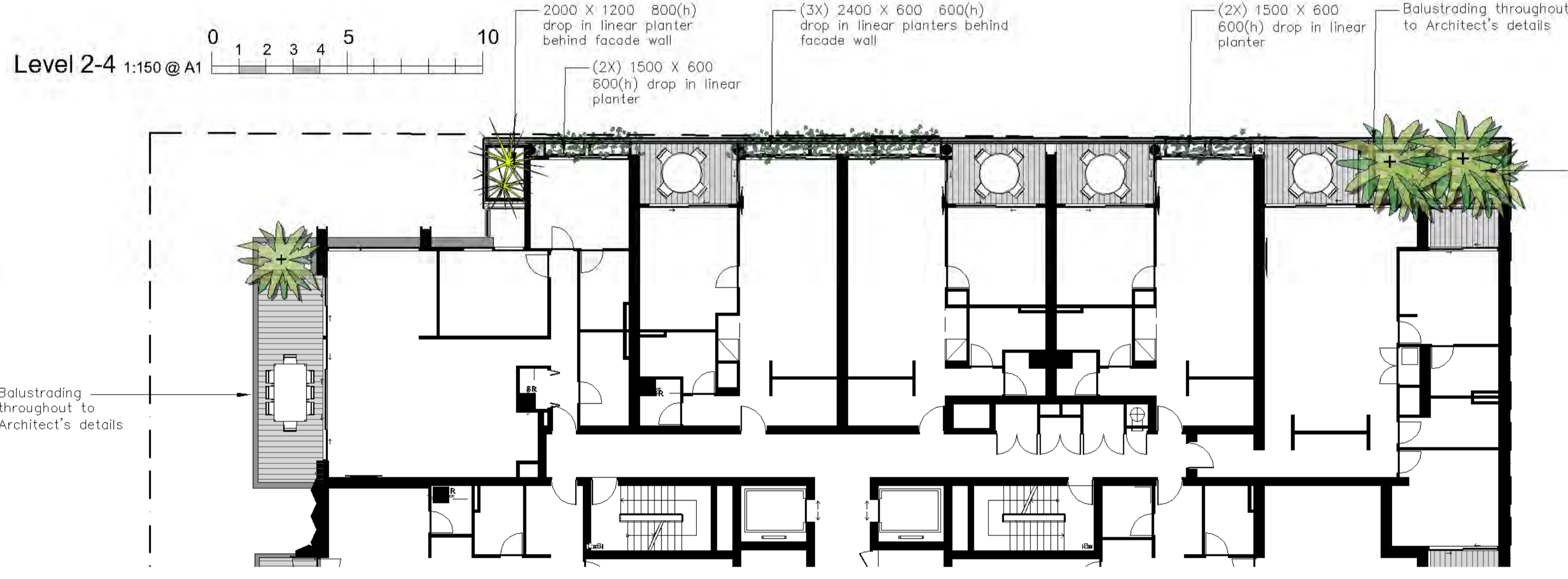
Project: New Development
 12-16 Florence St,
 Tweed Heads, NSW

Dwg: Level 12 landscape plan

Date: 25.2.26 Scale: 1:150 @A1

Job Ref: 242776 Sheet No: 5 of 9

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Typical planter detail

Detail 1
Quatro Design N.T.S.
www.quatrodesign.com.au

SF-PT2

Quatro Civic planter
- 1500 X 1500 X 1000(h)

Detail 2
Quatro Design N.T.S.
www.quatrodesign.com.au

SF-PTC

Quatro planter colour options
Colours and Finishes

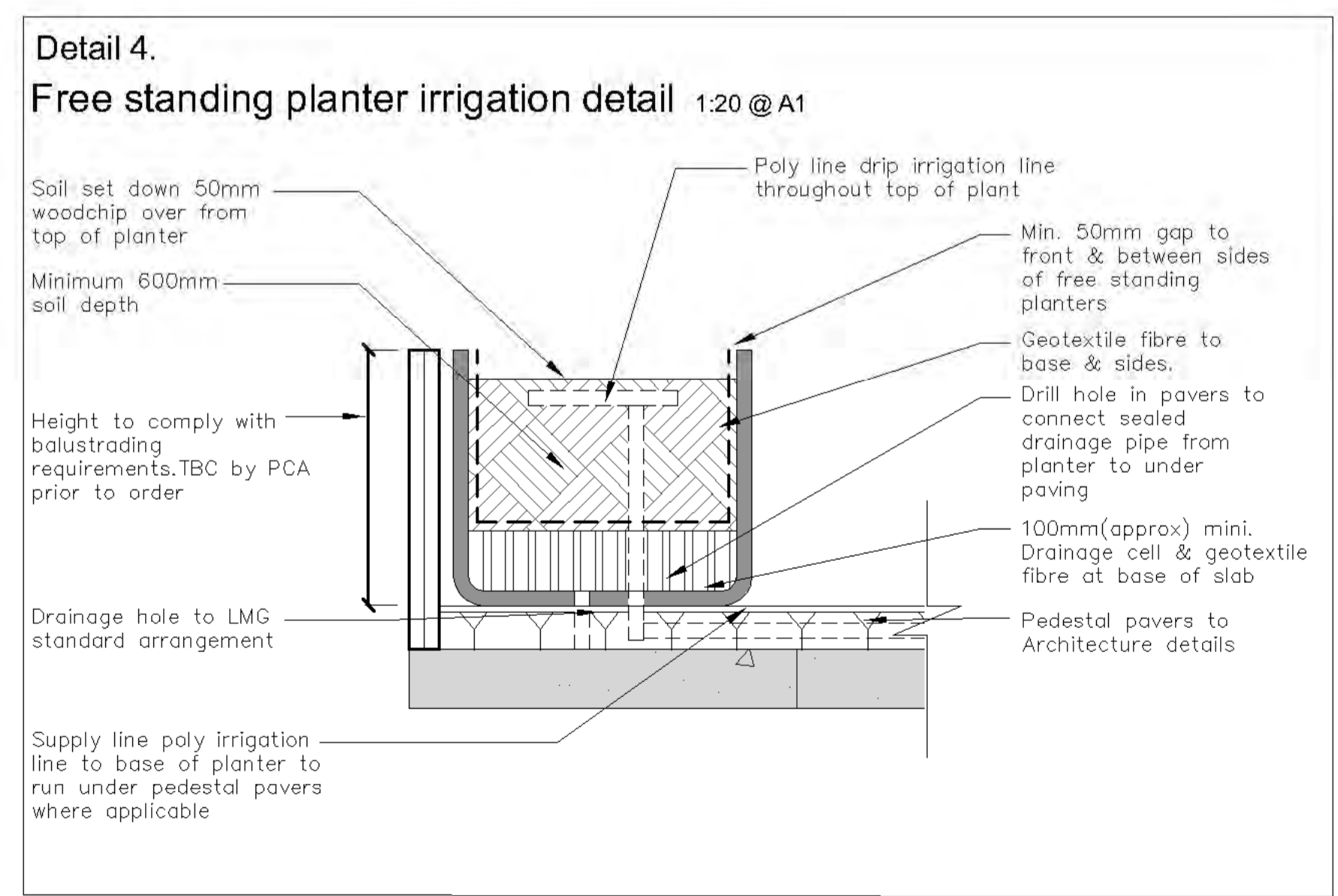
- White — made with pure white cement
- Kalgorrie — made by adding coloured mineral oxide during manufacture
- Concrete Grey — made with general purpose cement
- Charcoal — made by adding coloured mineral oxide during manufacture

Detail 3
Quatro Design N.T.S.
www.quatrodesign.com.au

SF-PTF

Quatro planter feet options

- Feet options for planter boxes
- Square and rectangular planter boxes come standard with 10 mm high strip feet cast into the base.
- Depending on size, most planter boxes can also be customised with 15, 40 or 65 mm high block feet if added height is required.



Amendments

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Project: New Development
12-16 Florence St,
Tweed Heads, NSW

Dwg: Level 1-4 landscape plan

Date: 25.2.26 Scale: 1:150 @ A1

Job Ref: 24/2776 Sheet No: 6 of 9

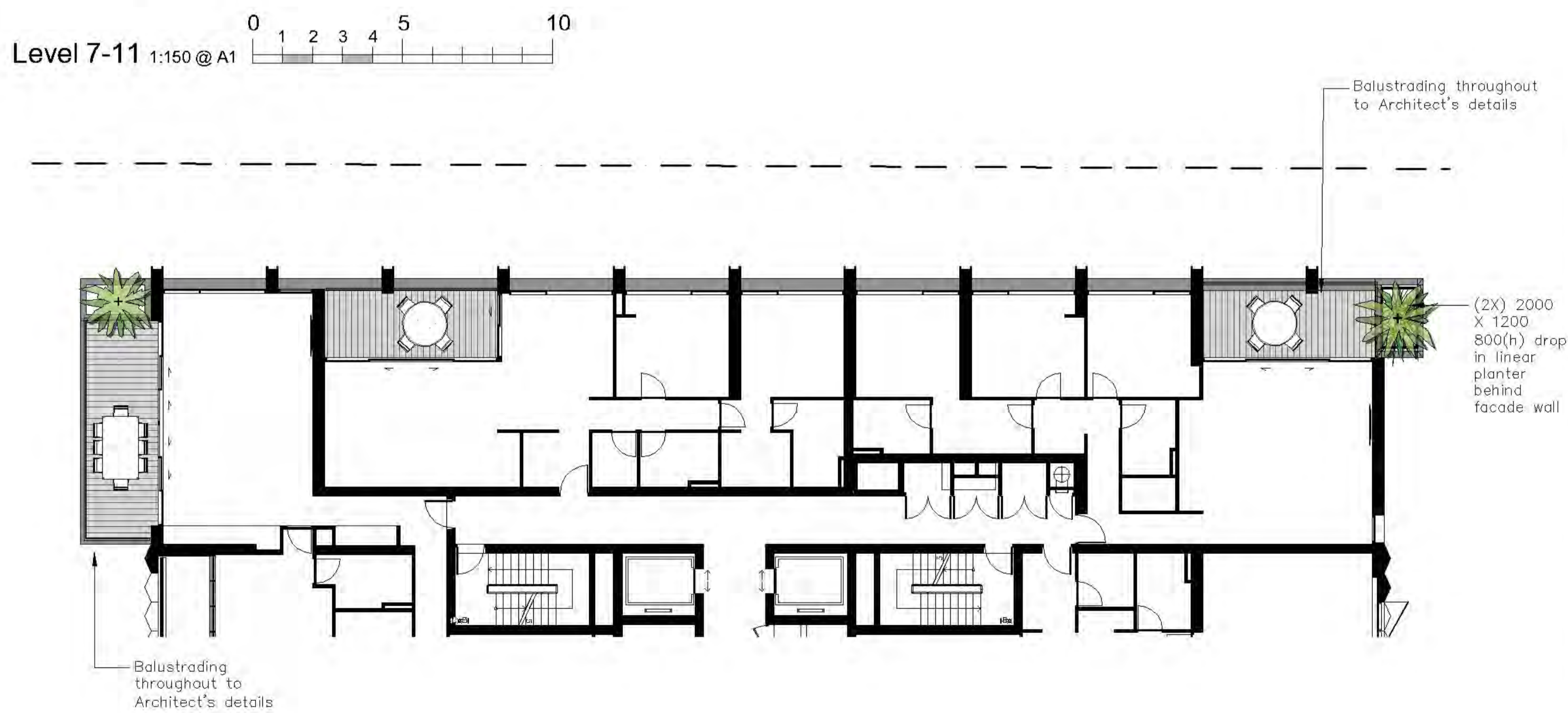
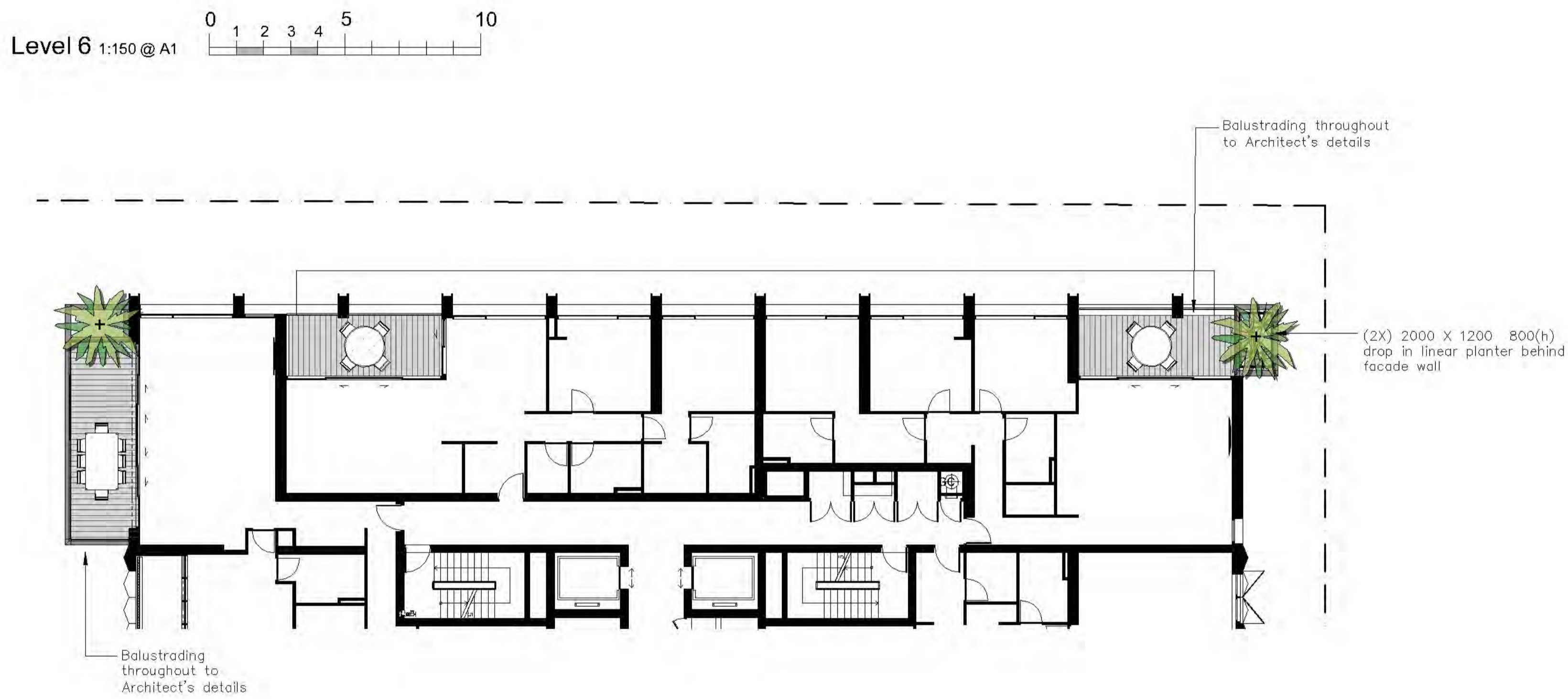
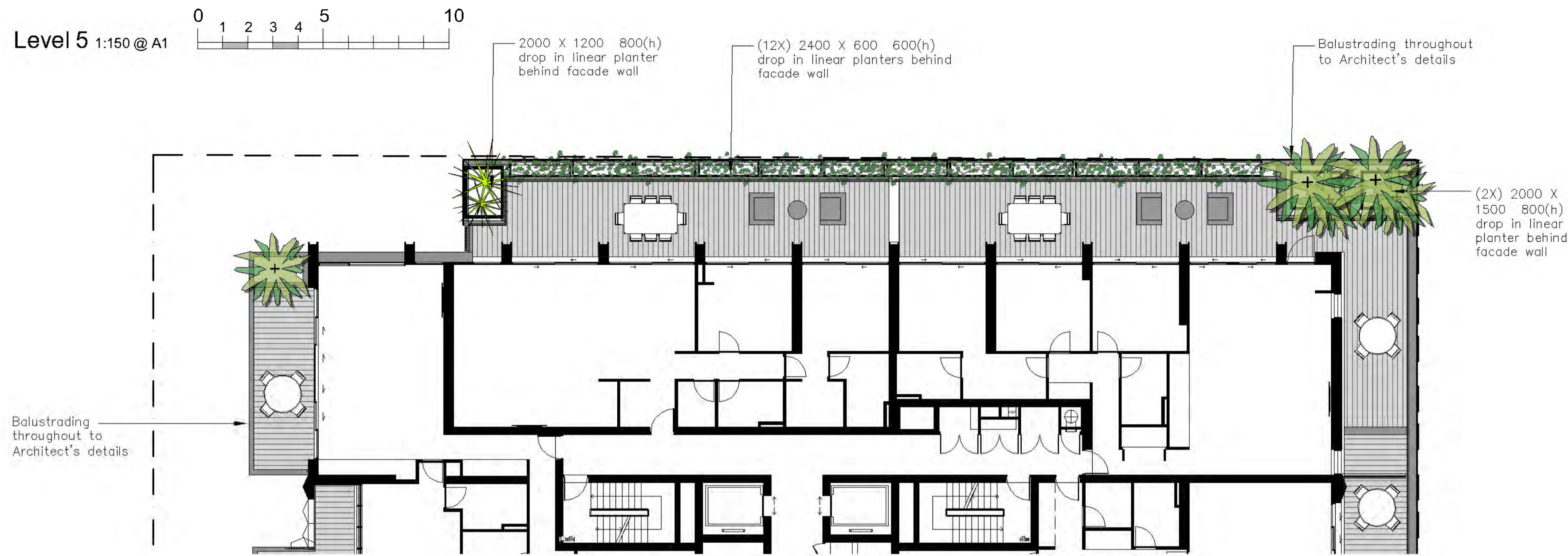
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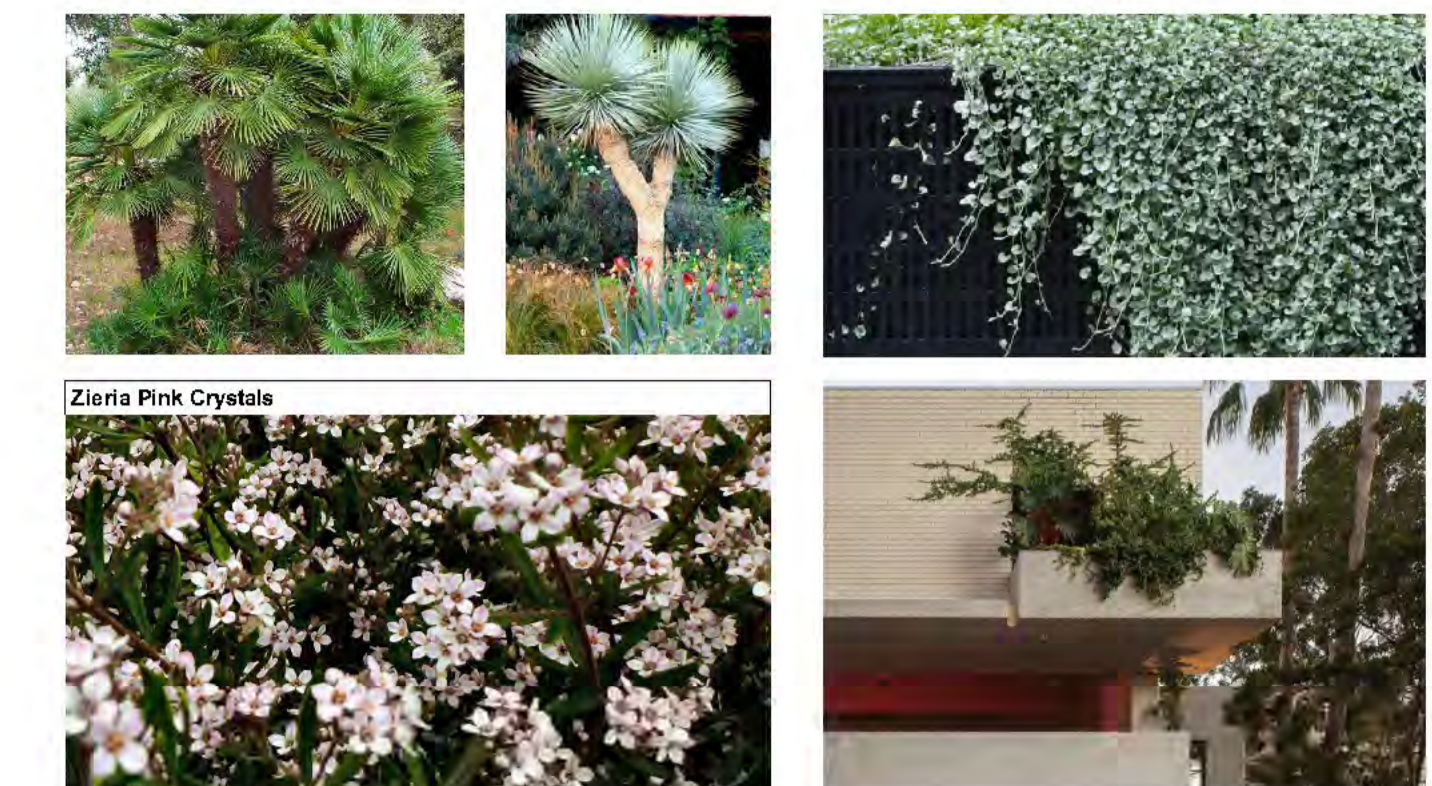
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ISSUE-L



Typical planting palette

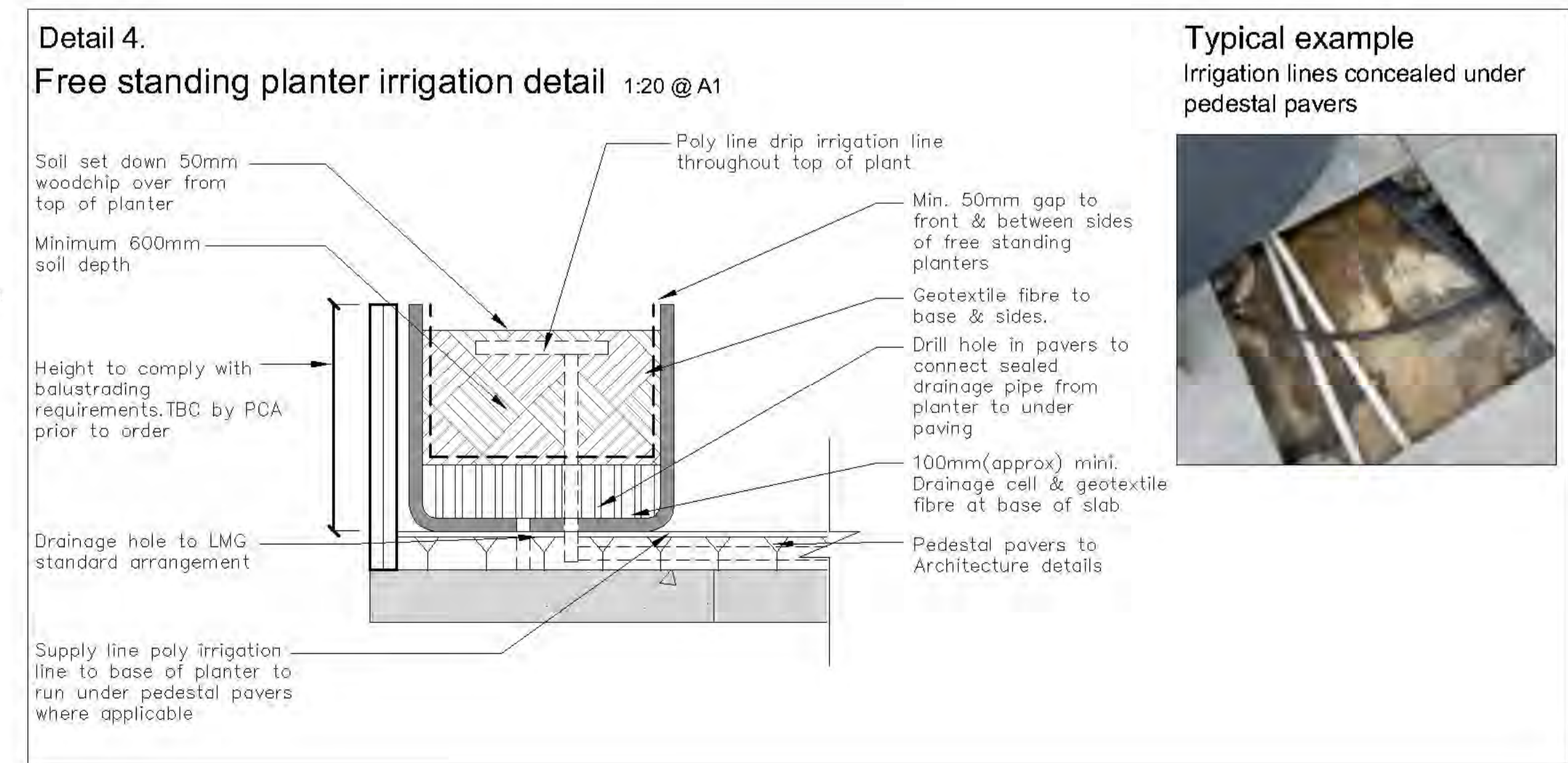


Typical planter detail

Detail 1 Quatro Design www.quatrodesign.com.au	N.T.S.	SF-PT2
Quatro Civic planter 1500 X 1500 X 1000(h)		

Detail 2 Quatro Design www.quatrodesign.com.au	N.T.S.	SF-PTC
Quatro planter colour options Colours and Finishes		
<ul style="list-style-type: none"> White — made with pure white cement Kalgorita — made by adding coloured mineral oxide during manufacture Concrete Grey — made with general purpose cement Charcoal — made by adding coloured mineral oxide during manufacture 		

Detail 3 Quatro Design www.quatrodesign.com.au	N.T.S.	SF-PTF
Quatro planter feet options		
<ul style="list-style-type: none"> Feet options for planter boxes Square and rectangular planter boxes come standard with 10 mm high strip feet cast into the base. Depending on size, most planter boxes can also be customised with 15, 40 or 65 mm high block feet if added height is required. 		Sub feet



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G	21.8.25



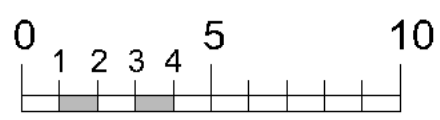
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Project: New Development
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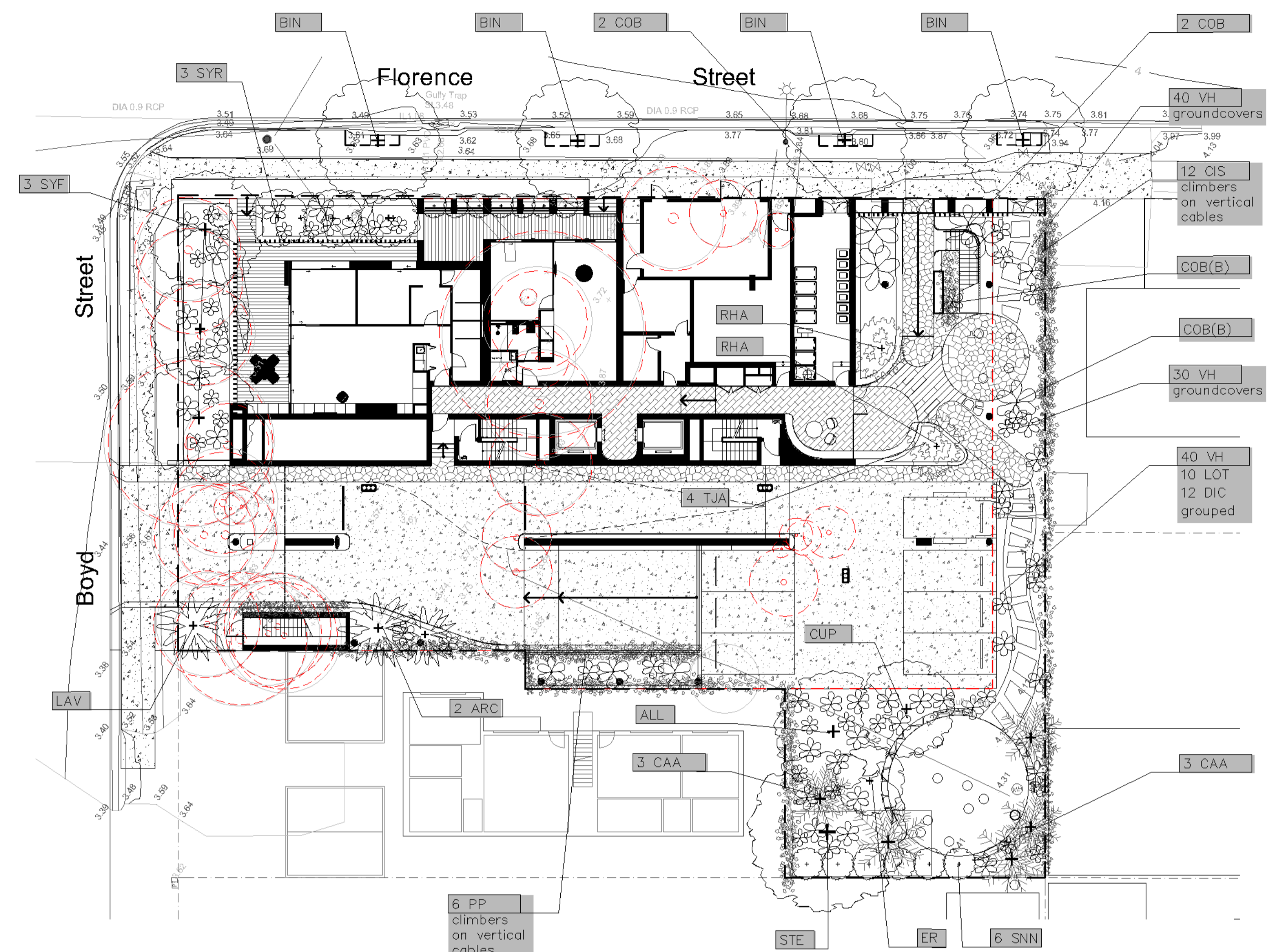
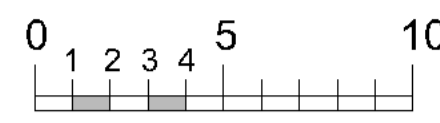
Dwg: Level 5-11 & roof landscape plan
Date: 25.2.26 Scale: 1:150 @ A1
Job Ref: 24/2776 Sheet No: 7 of 9

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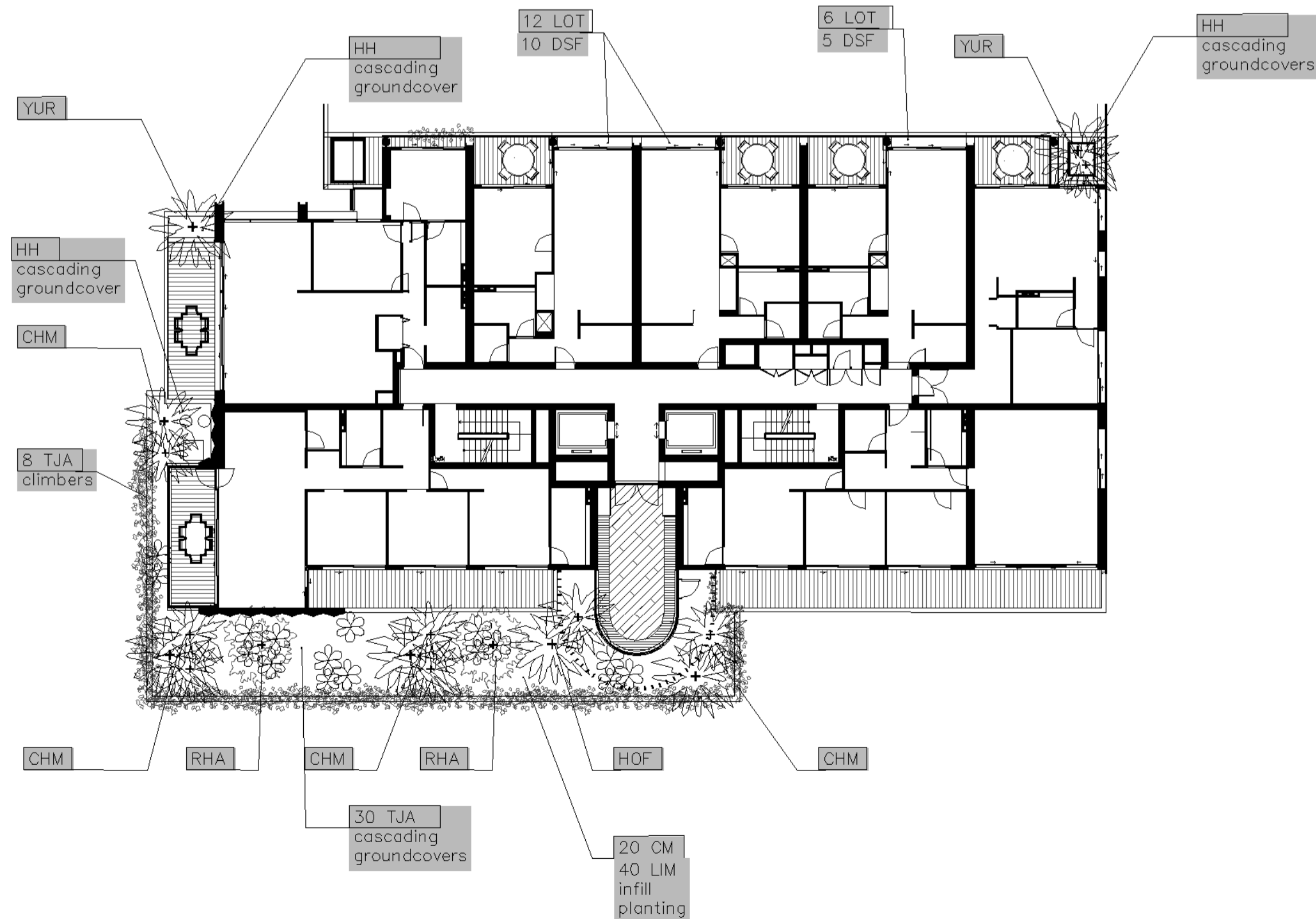
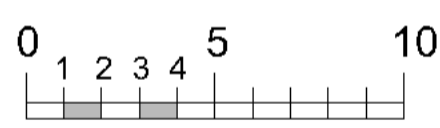
Planting plan 1:200@A1



Ground floor 1:200@A1



Level 1 1:200@A1



Planting Schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	
Trees						
ALL	<i>Allocasuarina littoralis</i>	Black She Oak (native narrow growing med tree)	45Lt	3x50x50x1800	10-15.0.0M	1
BIN	<i>Banksia integrifolia</i>	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	4
CUP	<i>Cupaniopsis anacardoides</i>	Tuckeroo (small to medium native tree. Hardy street tree)	75Lt	3x50x50x1800	5-7.0M	1
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	1
SYF	<i>Waterhousia floribundum</i>	Weeping Lilly Pilly (native screen tree)	75Lt	3x38x38x1800	8-10.0M	3
STE	<i>Stenocarpus sinuatus</i>	Fire wheel Tree (Semi deciduous tall native tree)	75Lt	3x50x50x1800	15-20.0M	0
Shrubs / small feature trees						
COA	<i>Correa alba</i>	White Correa (hardy salt wind tolerant coastal shrub)	200mm	nil	1.5-2.0M	2
PLU	<i>Plumeria acutifolia</i>	Frangipani (small flowering deciduous tree)	45Lt	2x50x50x1800	3-4.0M	1
SNN	<i>Syzygium 'Straight & Narrow'</i>	Straight & Narrow Lilly Pilly (very narrow and vertical screen)	300mm	hedged to req height	3-5.0M	6
SYR	<i>Syzygium 'Resilience'</i>	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.8-3.5M	3
WFB	<i>Westringia fruticosa 'Blue Gem'</i>	Ozbred Blue Gem® (hardy low plant. Can be hedged tightly)	200mm	hedged	1-1.4M	6
Ferns / Palms / Succulents / ornamental bamboos						
ARC	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm (Tropical style tall palm)	Semi adv.	wire guys	8-12M	2
CAA	<i>Cyathea australe</i>	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	6
CHM	<i>Chamaerops humilis</i>	European Fan Palm (Hardy Small - med palm)	300mm	nil	3-5.0M	14
COB	<i>Colocasia esculenta</i>	Elephants ears (Large leaved plant)	300mm	nil	1-1.5M	5
COB(B)	<i>Colocasia esculenta</i>	Black Magic Elephants ears (Dark large leaved plant)	200mm	nil	1-1.5M	2
HOF	<i>Howea forsteriana</i>	Kentia Palm (tall palm)	semi-adv	wire guys	7-10.0M	1
LAV	<i>Livistona australis</i>	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	1
RHA	<i>Raphis excelsor</i>	Lady Finger Palm	300mm	nil	2-2.5M	4
YUR	<i>Yucca rostrata</i>	Blue Beaked Yucca (silver blue spky ball)	200MM	nil	1.8-2.5M	18
Groundcovers/Climbers						
CGT	<i>Casuarina glauca 'Cousin It'</i>	Cousin It Groundcover (hybrid groundcover)	200mm	nil	0.15M	10
CIS	<i>Cissus Antarctica</i>	Kangaroo Vine (native groundcover)	150mm	nil	0.2M	12
CRG	<i>Carpobrotus glaucescens</i>	Pigface (very hardy salt wind tolerant trailing groundcover)	140mm	nil	0.3M	26
DSF	<i>Dichondra 'Silver Falls'</i>	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	120
HH	<i>Hedera helix</i>	English Ivy (shade tolerant climbing plant)	200mm	vertical wire cables	5.0M	30
HIS	<i>Hibbertia scandens</i>	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	8
PP	<i>Pandorea pandorana</i>	Wonga Wonga Vine (native climbing plant / groundcover)	200mm	wire supports on fence	3.0M	6
TJA	<i>Trachelospermum asiaticum</i>	Flatmat Star Jasmine (FTD1 Ozbred hybrid groundcover)	200mm	nil	0.2M	58
VH	<i>Viola hederacea</i>	Native Violets (native low groundcover)	tubes	nil	0.1M	110
Ornamental grasses/strappy leaved plants						
CM	<i>Clivea miniata</i>	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	20
DIC	<i>Dianella caerulea</i>	Blue Flax Lily (blue foliage native grass like plant)	100mm	nil	0.4M	28
LIM	<i>Liriope Evergreen Giant</i>	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	60
LOT	<i>Lomandra 'Tanka'</i>	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	210

All trees to be provided with written confirmation from the supplier for compliance to Natspec guidelines in compliance with A.S. 2003:2018. Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible.

Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found.

Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that meets the specific development consent conditions of the approved development.

Trees are 100% locally occurring native species, selected from the Council's website "Native Species Planting" list and the data spreadsheet (2015) prepared by Wildsite Ecological Services et al.

Amendments

L	25.2.26
K	24.2.26 - RFI Response
J	8.9.25
H	2.9.25 - For DA Issue
G	21.8.25



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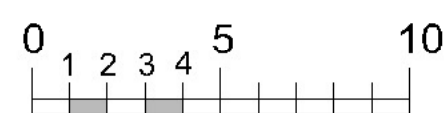
Dwg: Planting plan

Date: 25.2.26 Scale: 1:200 @A1

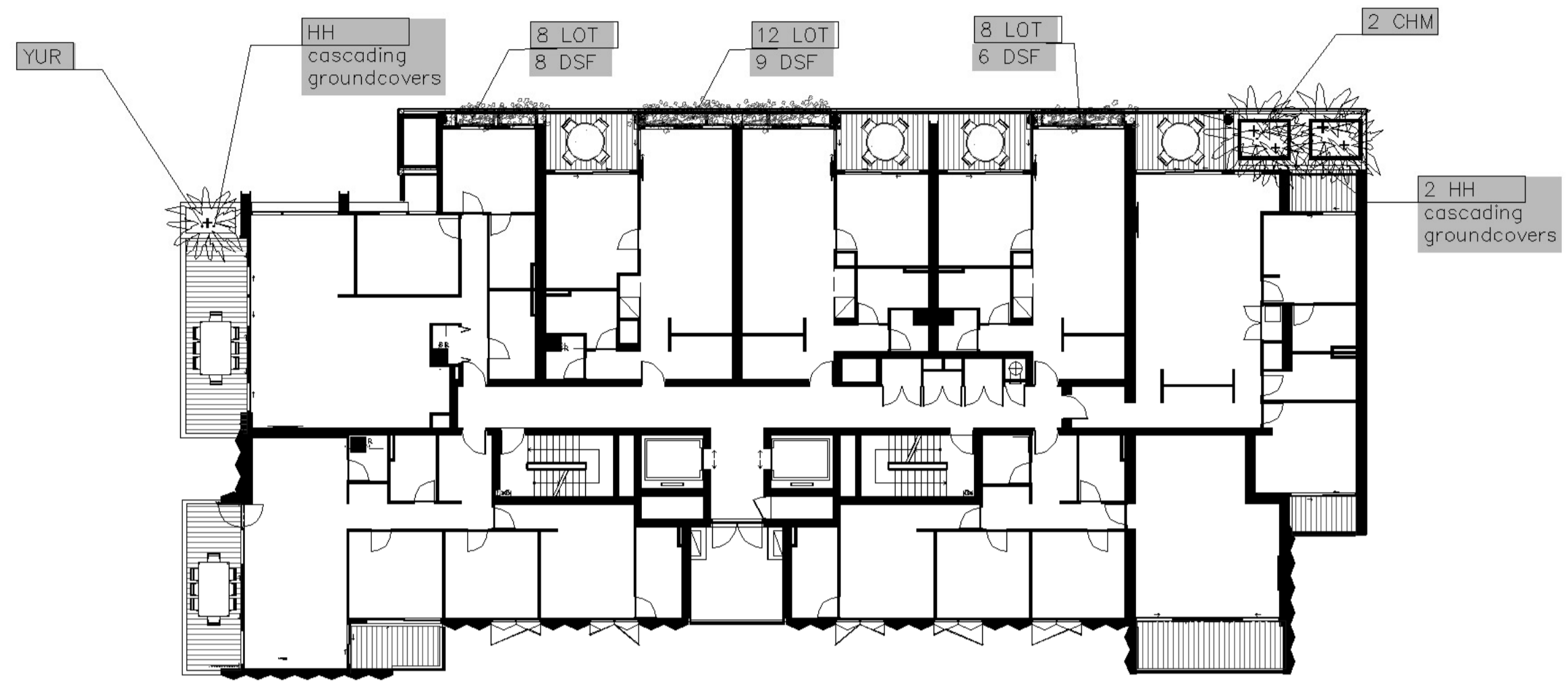
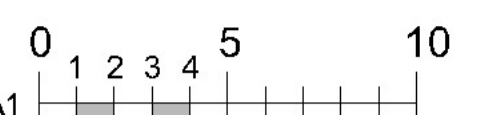
Job Ref: 24/2776 Sheet No: 8 of 9

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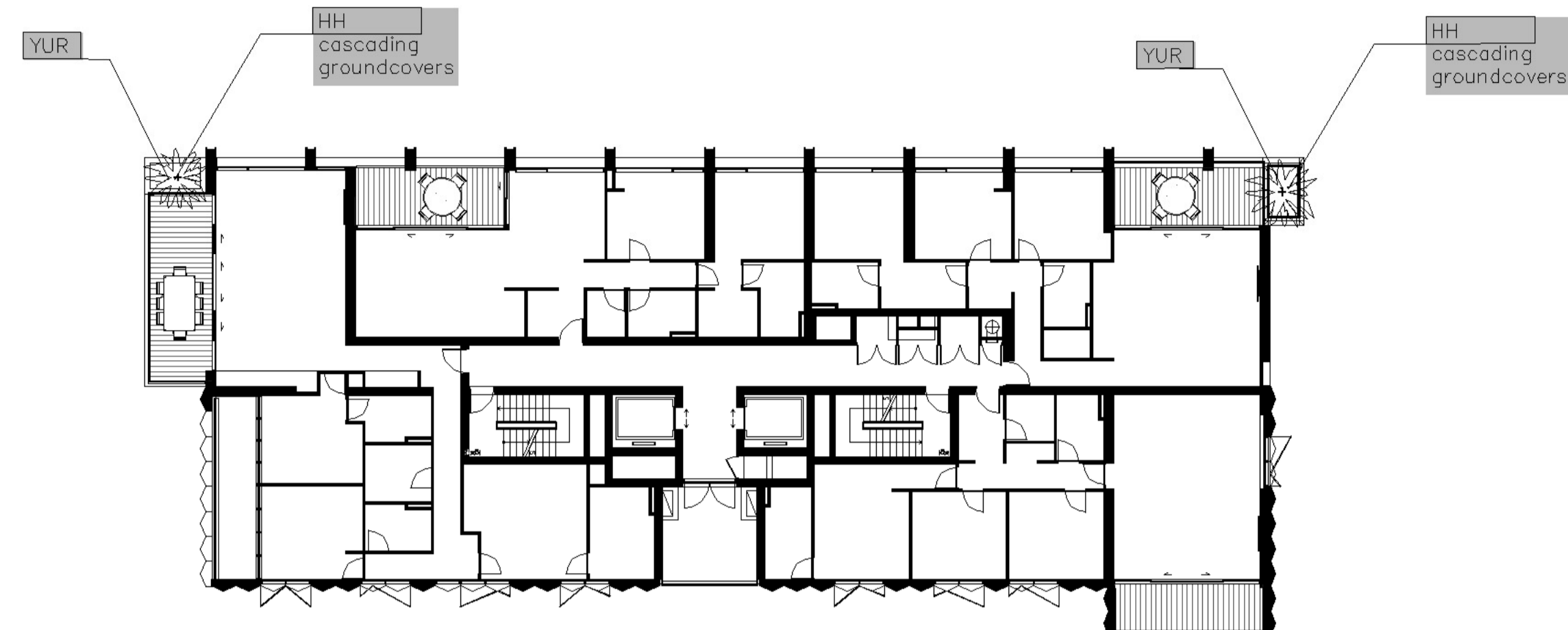
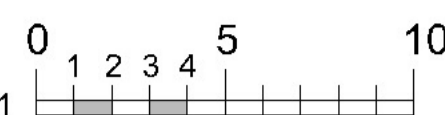
Planting plan 1:200 @ A1



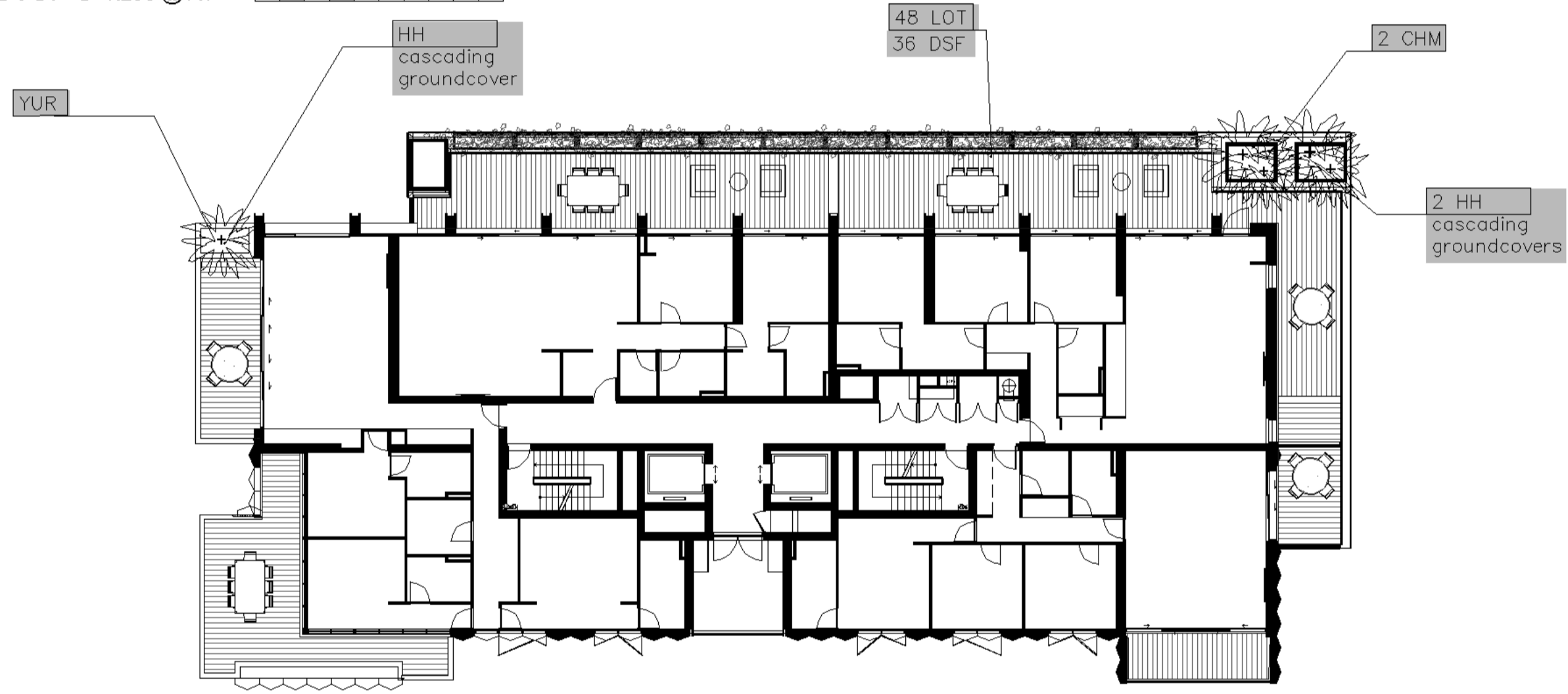
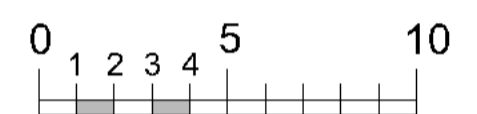
Level 2-4 1:200 @ A1



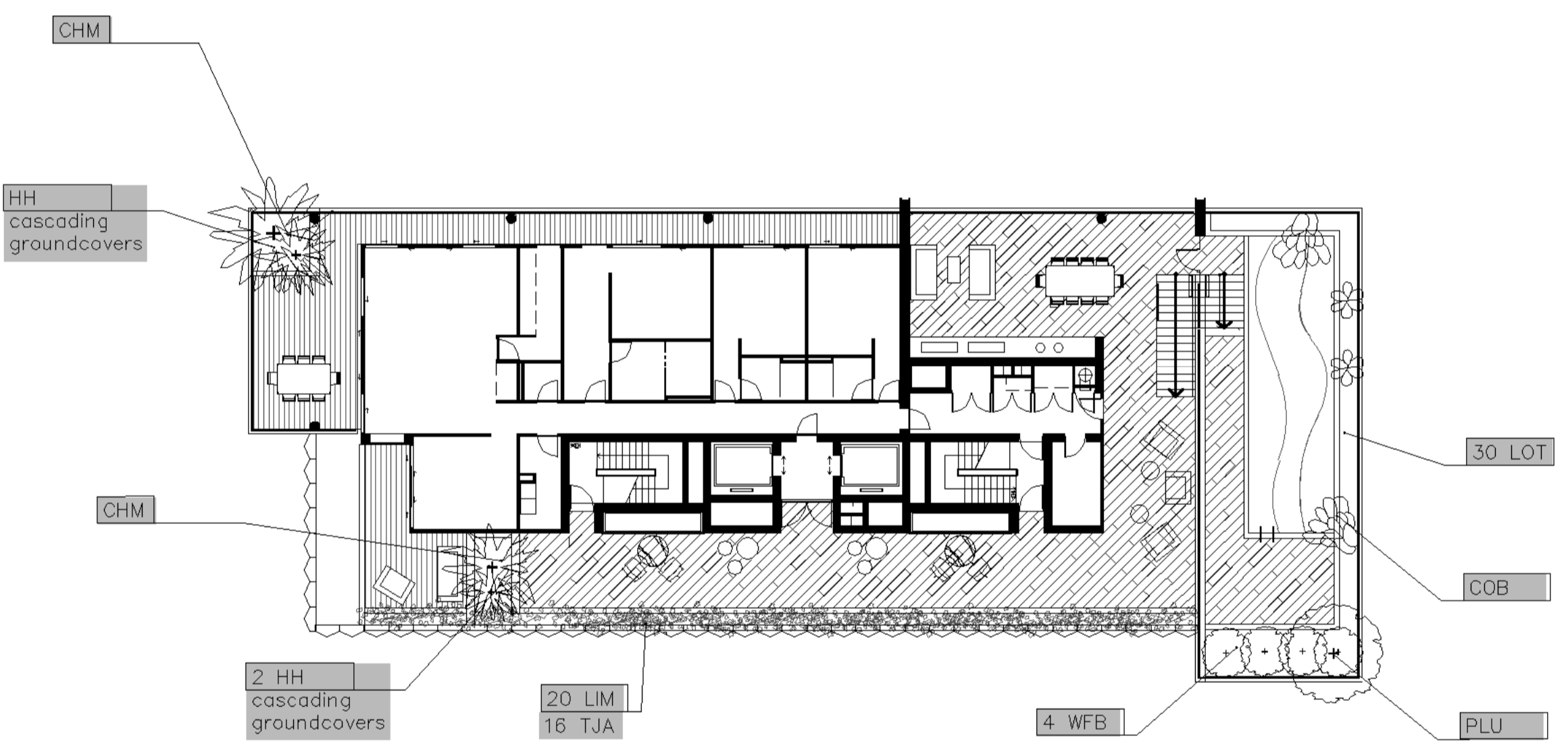
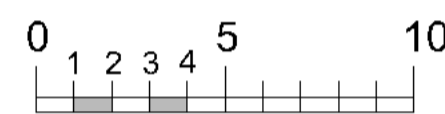
Level 7-11 1:200 @ A1



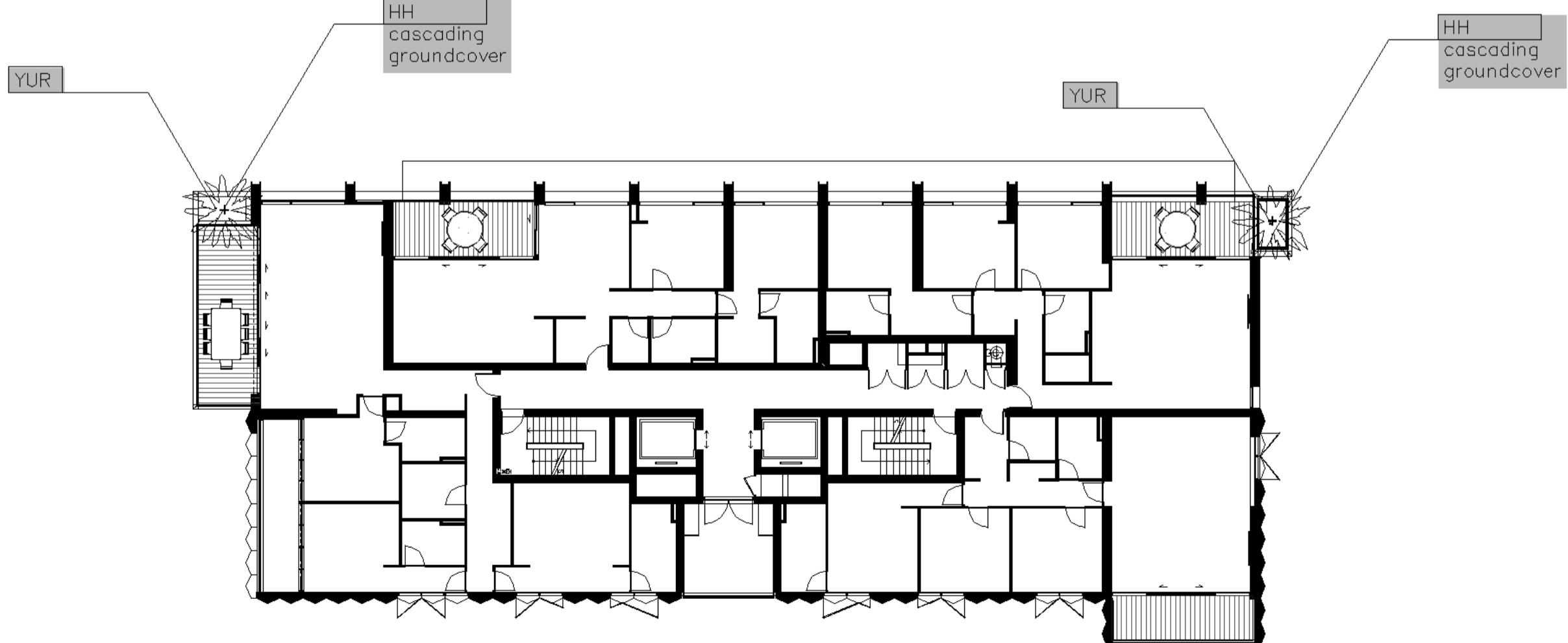
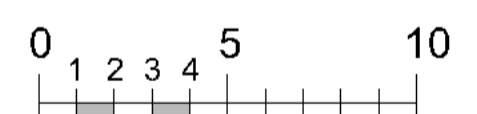
Level 5 1:200 @ A1



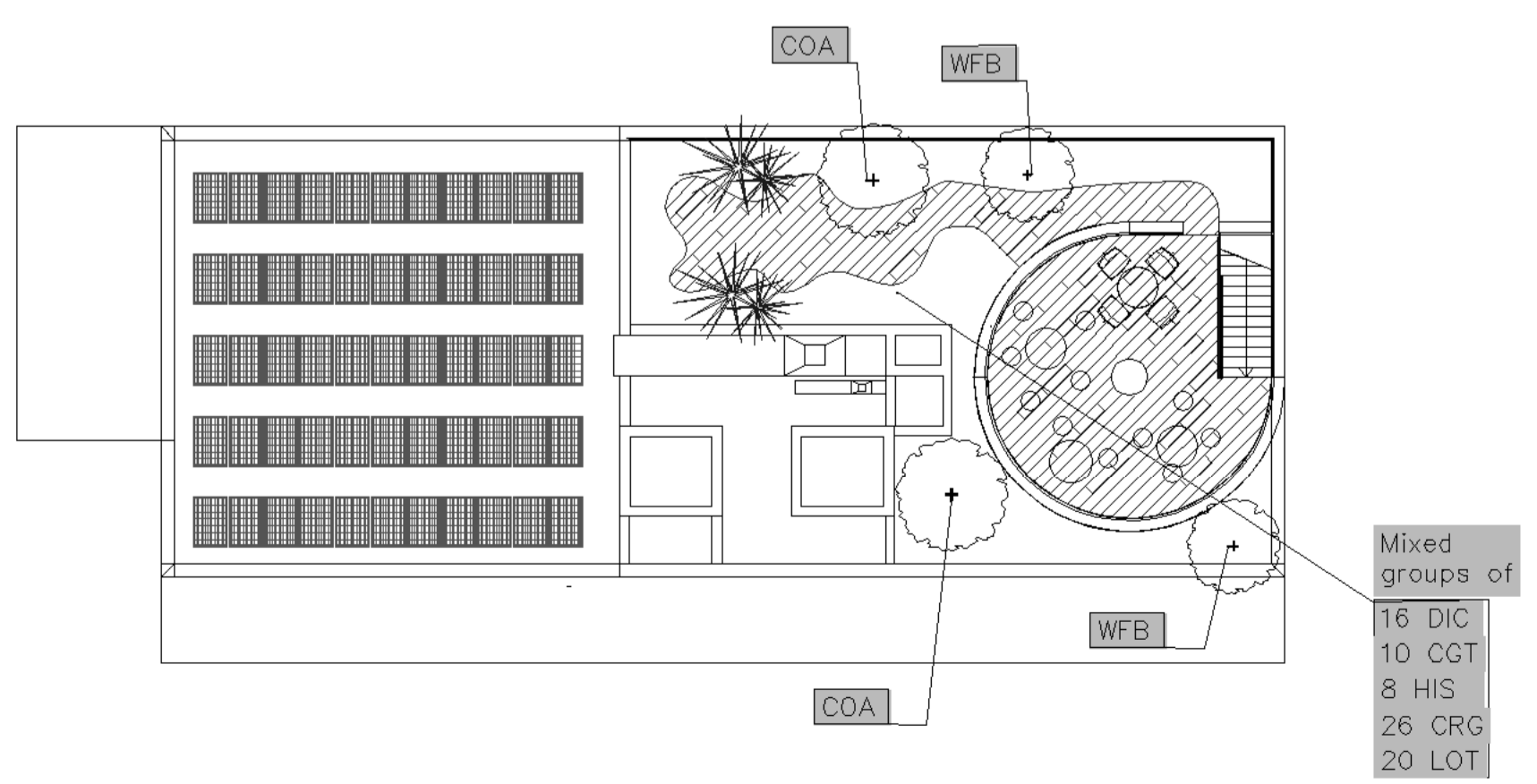
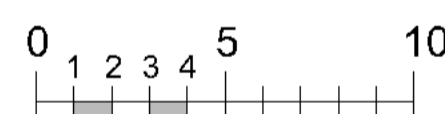
Level 12 1:200 @ A1



Level 6 1:200 @ A1



Roof plan 1:200 @ A1



Amendments

L	25.2.26
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