

ARCADIA

TriCare Hastings Point DA Report

Prepared for TriCare (Hastings) Limited
June 2025

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Rev A	Issued 29th February 2024	Authorised by NC
Rev B	Issued 19th April 2024	Authorised by NC
Rev C	Issued 21st June 2024	Authorised by NC
Rev D	Issued 27th June 2024	Authorised by NC
Rev E	Issued 24th October 2024	Authorised by NC
Rev F	Issued 18th February 2025	Authorised by NC
Rev G	Issued 20th February 2025	Authorised by NC
Rev H	Issued 05th June 2025	Authorised by NC
Rev I	Issued 06th June 2025	Authorised by NC

Arcadia Brisbane
Suite 5A, Level 5
232 Adelaide Street Brisbane, QLD 4000
T 07 3071 8000
E brisbane@arcadiala.com.au
arcadiala.com.au
@arcadialandarch
Arcadia Landscape Architecture QLD Pty Ltd
ABN 52 634 067 637

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Project Summary

APPLICANT'S DETAILS

APPLICANT NAME	TriCare (Hastings) Limited
ADDRESS	250 Newham Road Mt Gravatt QLD 4122
CONTACT DETAILS	(07) 3360 9012
ABN	73 149 304 521

TriCare is one of the leading seniors living providers in Australia. Proudly family-owned and operated, TriCare has been providing residential aged care, supported living and independent living options for older Australians for over 50 years.

TriCare currently operates 24 aged care residences and retirement communities across Queensland, New South Wales and Victoria.

TriCare's purpose is to empower and support seniors by providing vibrant retirement communities and residential aged care solutions to enable them to live their best lives. This is extended through offering services to promote health, wellbeing and connection, in welcoming settings.

SUBJECT SITE AND SURROUNDS

The TriCare Hastings Point development site is located at 87-89 Tweed Coast Road, Hastings Point (Lot 1 DP 786570).

The 37,390m2 site is located at the southern end of the Hastings Point. Hastings Point is predominantly a low-scale coastal settlement providing a range of recreational, holiday and residential opportunities.

The site is surrounded by public open space and environmental land including Cudgera Creek to the west, Cudgera Beach and dunal foreshore to the east, and the Pottsville Environmental Park to the north and south. An existing Service Station adjoins the site's south-east.

BACKGROUND

A Senior Housing development was approved on the subject land in May 2007 by Tweed Shire Council. Stage 1 of the development was developed in 2009 by another provider. Stage 1 incorporates the 91 independent living units across three buildings with basement car parks.

TriCare subsequently purchased the site in 2011 and currently operate the existing development.

The remaining stages, which comprised 94 supported living units and 67 residential aged care beds across 4 buildings, has never been built. Nevertheless, the consent remains valid. TriCare has reviewed the balance of the approved development and concluded that the design no longer responds to the contemporary vision of senior living needs and requirements - including the quality of accommodation, allowance for lifestyle amenity, provision of greater passive and active communal spaces and the support and encouragement of age in place principles.

Accordingly, TriCare has elected to review the balance of the master plan and embark on a new delivery outcome for the balance stages of the seniors housing community.

OVERVIEW OF THE PROPOSED DEVELOPMENT – SSD DA VERSION

The TriCare Hastings Point development comprises both independent living units (ILUs) and a residential aged care home (RAC) home, that will be supported by a range of other services.

Specifically, the proposal includes:

- / **A 47 place RAC (Building D) comprising:**
- / **individual private rooms with ensuite facilities;**
- / **shared dining, lounge and sitting rooms;**
- / **café;**
- / **kitchen;**
- / **serveries;**
- / **nurses stations;**
- / **offices;**
- / **staff room and facilities;**
- / **waste room; and**
- / **loading bay.**
- / **51 ILUs split across 3 buildings, including:**
- / **24 ILUs in Building E**
- / **18 ILUs in Building F**
- / **9 ILUs in Building G.**

Complimenting the ILUs and RAC, the development offers a range of communal facilities for entertainment, health, active and passive recreation. These facilities include:

- / **Bowling Green and pavilion with bowls store, amenities, kitchen and covered seating area;**
- / **Indoor swimming pool and spa, with amenities and viewing area;**
- / **Perimeter walking trail; and**
- / **Landscaped gardens.**

The proposed development will provide an important contribution to supporting the need for seniors accommodation and care within the Kingscliff locality.

No changes to the existing Stage 1 development are proposed.

Under the EP&A Act, development consent for the proposal is being sought through the State Significant Development (SSD) pathway.



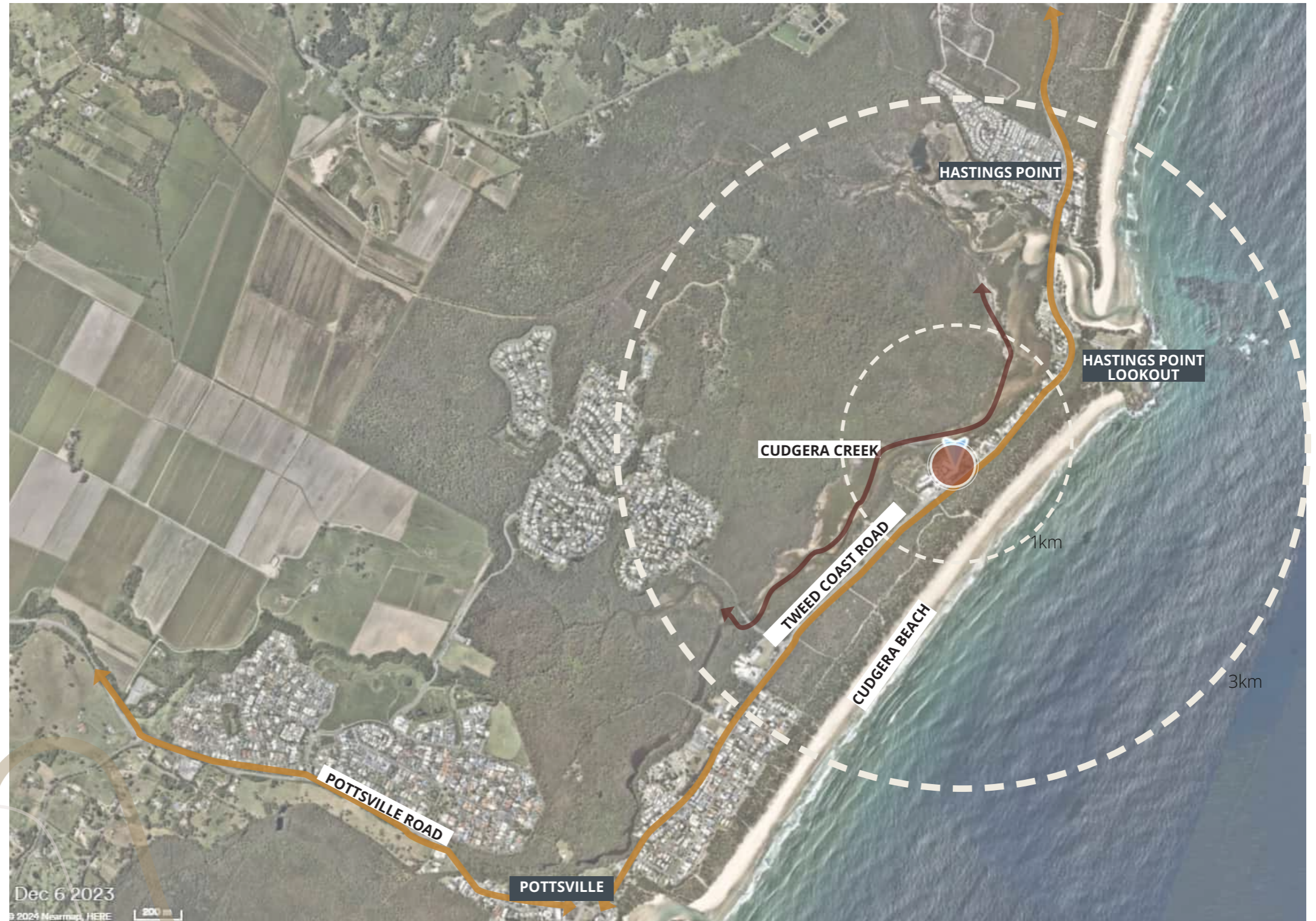
SECTION 01 | SITE CONTEXT AND ANALYSIS

Regional Analysis

Regional Site Context

Located between the seaside towns of Hastings Point and Pottsville on the Tweed Coast, an easy 20-minute drive gives you access to major shops and other services in Tweed Heads. Nestled between the Pacific Ocean to the east and lush hinterland to the west, there is ample opportunity to live an active lifestyle with walking paths that connect these two points of the coast.

- ↔ CREEK CORRIDOR
- ↔ MAJOR ROAD
- SITE LOCATION



Local Analysis

Local Site Context

- ← CREEK CORRIDOR
- MAJOR ROAD
- BUS STOP
- SITE BOUNDARY
- EXISTING SITE BOUNDARY



Site Analysis

Precincts



Vehicular Circulation



Pedestrian Movement and Access



- OPEN LANDSCAPE
- RESIDENTIAL PRECINCT
- COMMUNITY PRECINCT
- EXISTING DEVELOPMENT
- SITE BOUNDARY

- EXISTING ROAD
- 4M WIDE EMERGENCY ACCESS
- PEDESTRIAN PATHWAY
- PROPOSED WALKING TRAIL

Local Site Analysis

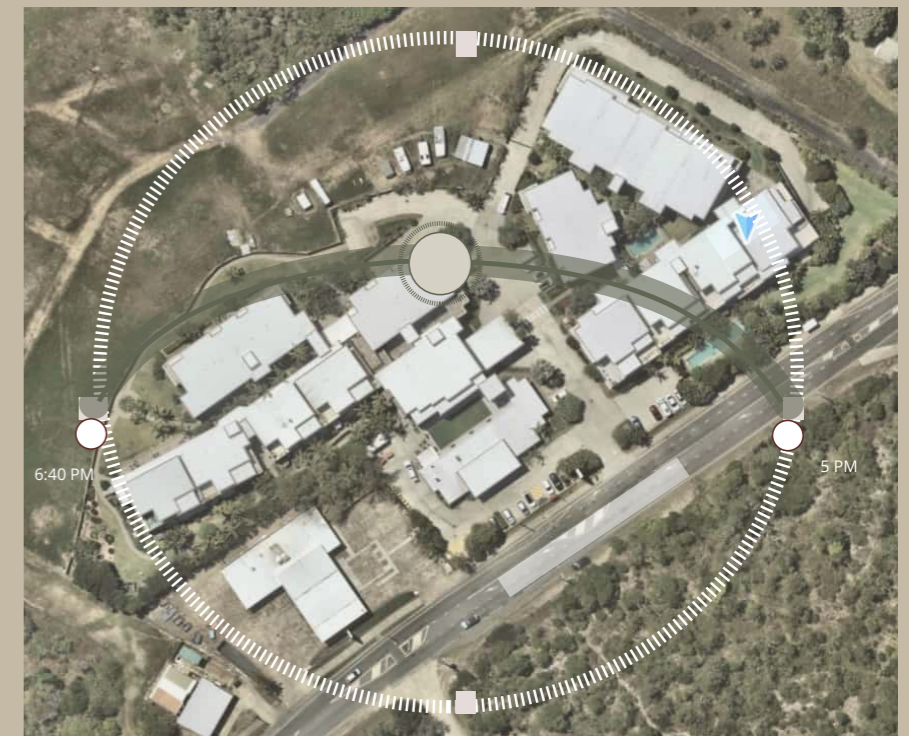
Summer Solstice



Spring Solstice



Winter Solstice



Connect with Country - Views

Views



Framed Views



Site Images - Existing Infrastructure



Site Images - Project Area





SECTION 02 | DESIGN VISION & PRINCIPLES

Design Narrative Language



Vegetation:
Scattered Canopy

Flow

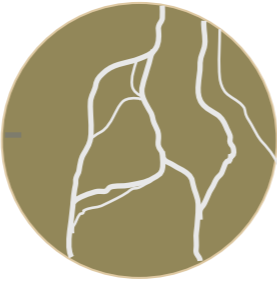
Cracks



Material:
Sandstone

Degrade

Re-shape



Form:
Braided Shoreline

To design a precinct with strong identity, the first step begins with understanding the land on which Tricare Hastings Point is situated.

At the most fundamental level of earth-shaping, braided creeks have eroded the underlying sandstone to its current formation. The resulting soil from the sandstone dictates the vegetation and ecosystem that has and can thrive on the site.

Through thoughtfully considered movement systems and material finishes, this process of braiding, entwining and local vegetation and sandstone character forms the basis of the landscape design response.



Vegetation - Scattered Canopy

The site is surrounded by creek-ways and beach fronts. Through the organic water movement it creates soft edges that can help inform movement of path ways through the landscape, while finding the path of least resistance.



The movement through the vegetation, sand and waterways can be reinterpreted as the veins and arterial movement on the landscape. We can play with the hierarchy of the pathways and informal movement throughout the site.

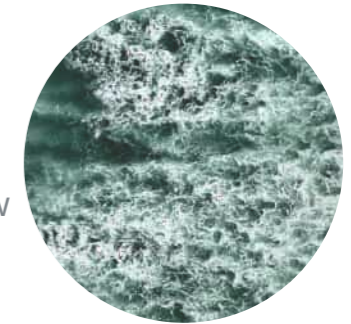


Degrade

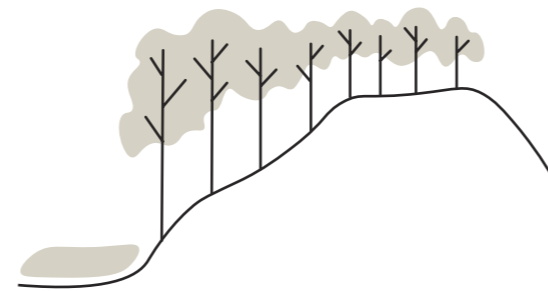


Cracks

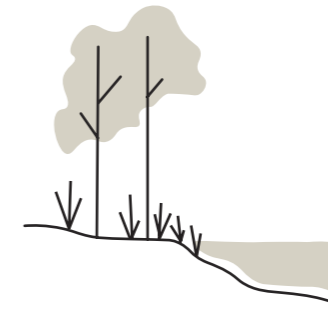
Re-shape



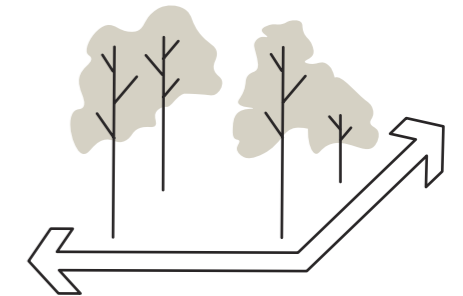
Flow



View and Vistas



Elemental Mixture



Navigation

Form - Shoreline

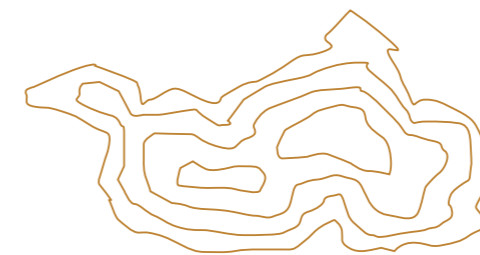


By reinterpreting the landscape and how environmental factors contributes to the elements form, we can play with the how these elements are presented within the landscape.

For example, creek beds and tidal waves creates elevation dimension through erosion and sand deposits.



Explore



Elevate



GROW

For example, creek beds and tidal waves creates elevation dimension through erosion and sand deposits.

Or how the elevational rise and falls of the surrounding hills and mountains can also inform how we can use these concepts with our design.

Abstracted and re-interpreted, these organic forms reference the patterning to pay homage to the surrounding Landscape - inevitably connecting the residents on a deeper level to the land.

Materiality - Sandstone



Colours of Country



The colour of the sandstone, beaches and creekbeds can inform the colour and durable texture of the landscape elements such as pathways, retaining or podium planting. This natural colouring will compliment and reinterpret the existing landscape that surrounds the site.



We can also use the materiality of the landscape to inform our design. By using sandstone structures and pathways we can create strong sense of hardness and mass within the environment, and complimenting these structures with vegetation will soften their appearance, giving users a sense of ease. This invites them to relax within the landscape.

This can be seen by the surrounding landscape of Hasting Points lookout, with the grandeur of the rock cliff and the surrounding vegetation and grasses, allowing users to stop, rest and enjoy their surroundings.

Vision



OPEN



FLOWING CREEKS



CONNECTION



ACTIVE

The landscape design draws inspiration from the geomorphological processes of Cudgera Creek which has and continues to shape the earth on which the proposal sits, to weave an identity that is uniquely true to Tricare Hastings Point.

Braiding together ecological and social narratives, the design creates new spaces for community and residences to connect, play and grow as a community while being sensitive to the surrounding land; supporting a resilient and enduring legacy for future generations.

Design Principles



Active Community

- / Various pathway circulation options
- / Create inviting outdoor spaces to encourage activation
- / Design for a healthy and active lifestyle which caters for all users
- / Landscape which has a strong sense of place to aid in strengthening the local community



Inclusive Social Opportunities

- / Equitable design for all users
- / Mix of open landscaped parkland, bowls green, garden rooms and indoor pool for residents to interact with each other, their families and friends.
- / Cater for all types of activities, some that are not traditionally found within independent living facilities such as
 - The opportunity for fishing
 - Paddle boarding
 - Boating
- / Potential for productive gardens
- / Activities to accommodate all residents and visitors



Contextual Connection

- / Sensitive planting which responds to the local native planting of the area
- / Provide a layered planting approach which reflects the planting nature found within Tweed Heads
- / Use natural vistas and ephemeral symbolises to strengthen the sense of place associated with the landscape along the creek corridor
- / Connection to the land through activities such as fishing



LANDSCAPE SUMMARY

OBJECTIVES

The landscape design draws inspiration from the geomorphological processes of Cudgera Creek which has and continues to shape the earth on which the proposal sits, to weave an identity that is uniquely true to Tricare Hastings Point.

Braiding together ecological and social narratives, the design creates new spaces for community and residences to connect, play and grow as a community while being sensitive to the surrounding land; supporting a resilient and enduring legacy for future generations that creates a much better outcome not only for the residents but the natural environment.

The proposed design aligns with current market expectations to increase independence and flexibility allowing residents to remain in their homes for longer through the introduction of walking circuits and numerous surrounding naturally planted groves, and open spaces that allow for flexibility and multiple communal activities like picnics, BBQ, swimming, bowling, and relaxation for residents, their families, grandchildren and friends.

FUNCTIONAL

The proposed Landscape will allow for safety and security for residents and their guests by maintaining clear site lines throughout the development while ensuring undesirable views are screened or softened with layered landscapes.

Key vistas will be maintained to the creek and surrounding hills with strategically placed trees ensuring ample shade is created for natural cooling.

REHABILITATION AND SUSTAINABILITY

The proposed landscape, focuses on rehabilitation of the existing creek corridor by integrating numerous indigenous species within the planting palette that will improve biodiversity and habitat for local fauna ensuring endurance and continued sustainability of the land.

Indigenous species also have reduced requirements for water usage, relying on natural rainfall in lieu of irrigation systems.

KEY AREA SUMMARY

PROPOSED ECOLOGICAL OUTCOME (approx. only)

- Current Riparian Vegetation Tree Line 3920.3 SQM
- Core Rehabilitation Zone 3353.4 SQM
- Residual Outer Rehabilitation Zone 3654.5 SQM
- Asset Protection Zone 8949.4 SQM

PROPOSED COVERAGE WITHIN MIN. REQUIRED APZ (approx. only)

- / PROPOSED TREE CANOPY WITHIN APZ (Max. 15%)
 - Tree Canopy 1335.6 SQM 14.9%
- / PROPOSED GARDEN ZONES WITHIN APZ (Max. 10%)
 - Shrub/Garden Zone 893.0 SQM 10%

PROPOSED COVERAGE TOTALS (approx. only)

- / PROPOSED TREE CANOPY COVERAGE
 - Tree Canopy 4508.1 SQM
- / PROPOSED GARDEN COVERAGE
 - Shrub/Garden Zone (excluding Communal Areas Gardens) 2538.0 SQM
 - Shrub/Garden Zone (including Communal Areas Gardens) 2892.6 SQM
- / PROPOSED LAWN COVERAGE
 - Lawn Zone (excluding Lawn Bowls & Artificial Lawn) 2472.8 SQM
 - Lawn Zone (Lawn Bowls & Artificial Lawn) 836.2 SQM
 - Lawn Zones (including Lawn Bowls & Artificial Lawn) 3309.0 SQM

TOTAL GARDEN AND LAWN COVERAGE (approx. only)

- Total Garden and Lawn coverage (excluding lawn bowls & artificial lawn)
2892.6 SQM + 2472.8 SQM = 5365.4 SQM

PREVIOUS DA AREAS (approx. only)

- Fire Buffer Zone 11835.6 SQM
- Native Tree and Shrubs Zone 4752.0 SQM
- Open Space / Turf 3760.9 SQM
- Rainforest Grove 777.7 SQM

INDIGENOUS SPECIES (approx. only)

- / PROPOSED INDIGENOUS SPECIES (80%)
 - We are proposing to specify a minimum of 80% of the planting selection to be an indigenous species
 - Garden zone (2892.6 SQM) X 0.8 2314.1 SQM
 - Proposed Tree Canopy (4508.1 SQM) X 0.8 3606.5 SQM
 - Total Garden and Tree Coverage (7400.7 SQM) X 0.8 5920.6 SQM

ASSET PROTECTION ZONES COMPLIANCE

ASSET PROTECTION ZONES (APZ)

1. At the commencement of the building works and in perpetuity, all grounds within the subject property outside the Core Rehabilitation Zone shall be managed as an inner protection area (IPA) outlined within Appendix 4 of 'Planning for Bush Fire Protection 2019' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.
2. That any new landscaping in the minimum required Asset Protection Zone is to comply with the provisions of Table 7.4a Appendix 4 of Planning for Bush Fire Protection 2019.

A4.1.1 Inner Protection Areas (IPAs)

The IPA is the area closest to the building and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defendable space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous.

In practical terms the IPA is typically the curtilage around the building, consisting of a mown lawn and well maintained gardens.

When establishing and maintaining an IPA the following requirements apply:

REQUIREMENTS	APPLICATION IN DESIGN
<p>Trees</p> <ul style="list-style-type: none"> > Tree canopy cover should be less than 15% at maturity; > Trees at maturity should not touch or overhang the building; > Lower limbs should be removed up to a height of 2m above the ground; > Tree canopies should be separated by 2 to 5m; and > Preference should be given to smooth barked and evergreen trees. 	<p>Tree selection and placement have been carefully designed to ensure canopy cover remains below 15% at maturity. All selected species are non-overhanging, have smooth bark where possible, and are spaced to maintain 2-5m between canopies. Lower limbs will be pruned to 2m clearance to meet IPA standards.</p>
<p>Shrubs</p> <ul style="list-style-type: none"> > Create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided; > Shrubs should not be located under trees; > Shrubs should not form more than 10% ground cover; and > Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation. 	<p>Shrub species have been chosen and arranged to maintain less than 10% ground cover and are not located beneath tree canopies. Strategic gaps have been incorporated to break potential fire paths, and all shrub clusters are positioned away from openings by at least twice their mature height.</p>
<p>Grass</p> <ul style="list-style-type: none"> > Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and > Leaves and vegetation debris should be removed. 	<p>Grassed areas will be regularly maintained to remain below 100mm in height. All leaf litter and vegetation debris will be routinely cleared to ensure compliance with IPA grass management requirements.</p>

* Note: Should be read in conjunction with Bushfire Assessment Report_Reference Number: 240073C by Building Code and Bushfire Solutions Pty Limited_dated 26/02/2025

MASTER PLAN

SITE-WIDE PLAN

KEY






- 1** Feature tree and accent planting at entrances and along pedestrian and in community areas
 - 2** Subtropical coastal planting and trees for visual softening, shade and privacy
 - 3** Feature paving for back patio and residential access
 - 4** Communal lawn/green spaces adjacent to ecological conservation vegetation
 - 5** Emergency access track (refer to Architect's Drawing DA-2-02 by Arqus)
 - 6** Existing nature corridor
 - 7** Potential shared zone
 - 8** Pedestrian path
 - 9** Seating area with shelter
 - 10** Existing trees to be retained per Arborist's report (refer to Tree Removal Plan, page 26)
- Site Boundary
 - Line of minimum required APZ (refer to Architect's Drawing DA-2-02 by Arqus Design)
 - Proposed Stormwater Reticulation and Infiltration Tank (refer to Civil Engineering Report by Cozens Regan Group Pty Ltd, Drawing Number SK16). Final location of new trees to be further reviewed in Detailed Design to suit SW Design and avoid clash.



Proposed Ecological Outcome

SITE-WIDE PLAN

KEY

-  Current Riparian Vegetation Tree Line
-  Core Rehabilitation Zone
-  Residual Outer Rehabilitation
-  Asset Protection Zone (APZ)
-  Site Boundary

Notes:

1. Should be read in conjunction with Bushfire Assessment Report_ Reference Number: 240073C by Building Code and Bushfire Solutions Pty Limited_dated 26/02/2025.


2. Refer to Architect's Drawing DA-2-16 by Arqus Design).




TREE REMOVAL PLAN

SITE-WIDE PLAN

KEY

 Existing Trees to be Retained

 Existing Trees to be Removed

 Asset Protection Zone (APZ)

 Site Boundary

Note:
Refer to Arborist's Report by TPZ Project
Arborists_dated 26 November 2024.



TREE CANOPY

SITE-WIDE PLAN

KEY




- 1** Feature tree and accent planting at entrances and along pedestrian and in community areas
- 2** Subtropical coastal planting and trees for visual softening, shade and privacy
- 3** Feature paving for back patio and residential access
- 4** Communal green spaces adjacent to ecological conservation vegetation
- 5** Emergency vehicle access and pedestrian path
- 6** Existing nature corridor
- 7** Potential shared zone
- Proposed Tree Canopies (Approx. 4508.1 SQM)
- - -** Line of minimum required APZ (refer to Architect's Drawing DA-2-02 by Arqus Design).
- - -** Proposed Stormwater Reticulation (refer to Civil Engineering Report by Cozens Regan Group Pty Ltd, Drawing Number SK16). Final location of new trees to be further reviewed in Detailed Design to suit SW Design and avoid clash.
- - -** Site Boundary



SHRUB ZONES

SITE-WIDE PLAN

KEY




- 1 Feature tree and accent planting at entrances and along pedestrian and in community areas
- 2 Subtropical coastal planting and trees for visual softening, shade and privacy
- 3 Feature paving for back patio and residential access
- 4 Communal green spaces adjacent to ecological conservation vegetation
- 5 Emergency vehicle access and pedestrian path
- 6 Existing nature corridor
- 7 Potential shared zone
-  Proposed Shrub Zones (Approx. 2892.6 SQM)
-  Line of minimum required APZ (refer to Architect's Drawing DA-2-02 by Arqus Design).
-  Site Boundary



SHRUB ZONES - Communal

SITE-WIDE PLAN

KEY

- 1** Feature tree and accent planting at entrances and along pedestrian and in community areas
- 2** Subtropical coastal planting and trees for visual softening, shade and privacy
- 3** Feature paving for back patio and residential access
- 4** Communal green spaces adjacent to ecological conservation vegetation
- 5** Emergency vehicle access and pedestrian path
- 6** Existing nature corridor
- 7** Potential shared zone
-  Proposed Shrub Zones in Communal Area (Approx. 2538 SQM)
-  Line of minimum required APZ (refer to Architect's Drawing DA-2-02 by Arqus Design).
-  Site Boundary



OPEN LAWN ZONES

SITE-WIDE PLAN

KEY

- 1** Feature tree and accent planting at entrances and along pedestrian and in community areas
- 2** Subtropical coastal planting and trees for visual softening, shade and privacy
- 3** Feature paving for back patio and residential access
- 4** Communal green spaces adjacent to ecological conservation vegetation
- 5** Emergency vehicle access and pedestrian path
- 6** Existing nature corridor
- 7** Potential shared zone
-  Proposed Lawn Zones (Approx. 2472.8 SQM)
-  Proposed Bowls Lawn Zone & Artificial Lawn (Approx. 836.2 SQM)
-  Line of minimum required APZ (refer to Architect's Drawing DA-2-02 by Arqus Design).
-  Site Boundary



TREE CANOPY IN APZ

SITE-WIDE PLAN

KEY




- 1** Feature tree and accent planting at entrances and along pedestrian and in community areas
- 2** Subtropical coastal planting and trees for visual softening, shade and privacy
- 3** Feature paving for back patio and residential access
- 4** Communal green spaces adjacent to ecological conservation vegetation
- 5** Emergency vehicle access and pedestrian path
- 6** Existing nature corridor
- 7** Potential shared zone
-  Tree canopies within APZ (Approx. 1335.6 SQM)
-  Asset Protection Zone (APZ)
-  Site Boundary



SHRUB/GARDEN ZONE IN APZ

SITE-WIDE PLAN

KEY


- 1** Feature tree and accent planting at entrances and along pedestrian and in community areas
- 2** Subtropical coastal planting and trees for visual softening, shade and privacy
- 3** Feature paving for back patio and residential access
- 4** Communal green spaces adjacent to ecological conservation vegetation
- 5** Emergency vehicle access and pedestrian path
- 6** Existing nature corridor
- 7** Potential shared zone
-  Shrub/Garden Zone within APZ (Approx. 893 SQM)
-  Asset Protection Zone (APZ)
-  Site Boundary

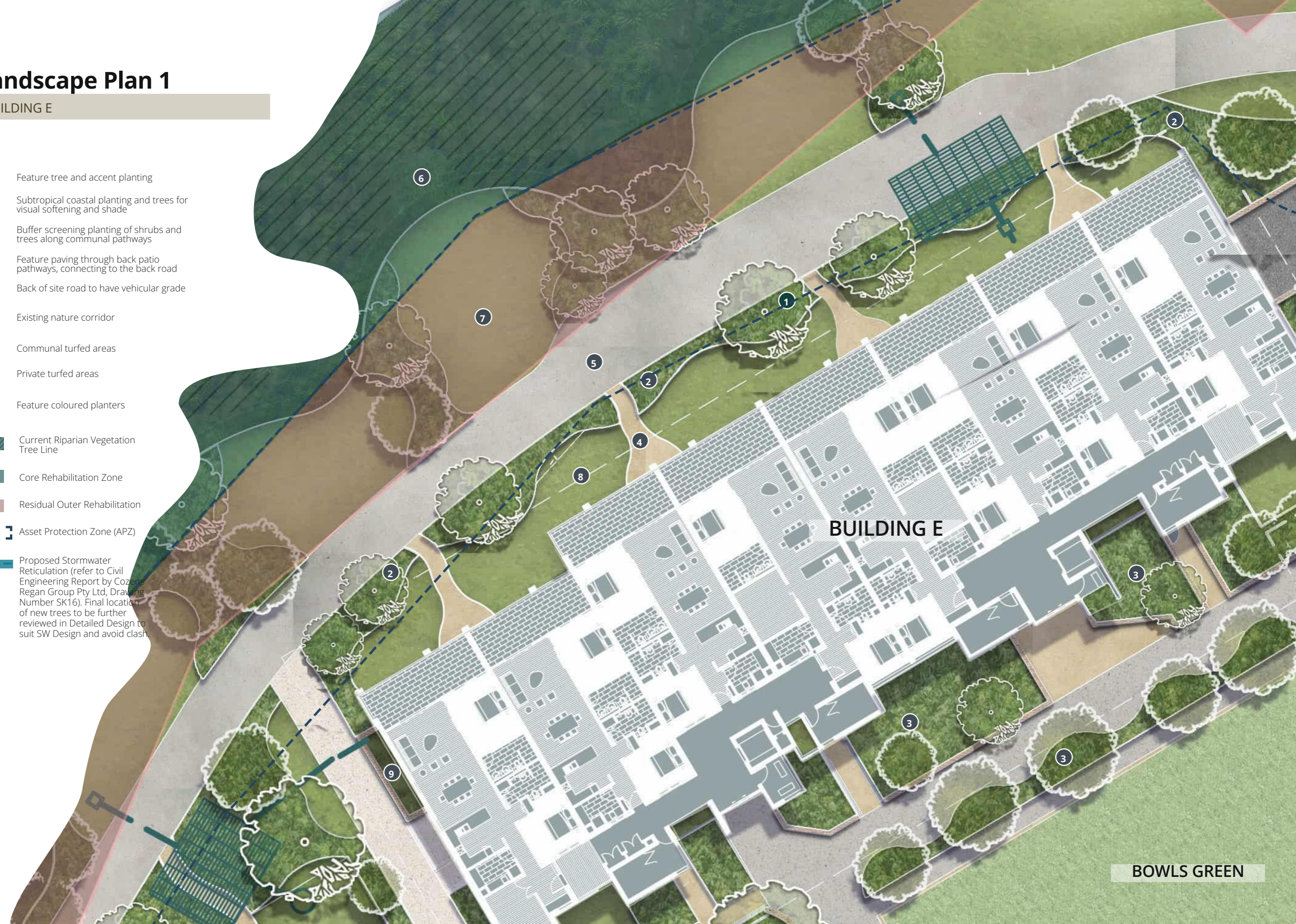


Landscape Plan 1

BUILDING E

KEY

- 1** Feature tree and accent planting
 - 2** Subtropical coastal planting and trees for visual softening and shade
 - 3** Buffer screening planting of shrubs and trees along communal pathways
 - 4** Feature paving through back patio pathways, connecting to the back road
 - 5** Back of site road to have vehicular grade
 - 6** Existing nature corridor
 - 7** Communal turfed areas
 - 8** Private turfed areas
 - 9** Feature coloured planters
-  Current Riparian Vegetation Tree Line
 -  Core Rehabilitation Zone
 -  Residual Outer Rehabilitation
 -  Asset Protection Zone (APZ)
 -  Proposed Stormwater Reticulation (refer to Civil Engineering Report by Cozens Regan Group Pty Ltd, Drawing Number SK16). Final location of new trees to be further reviewed in Detailed Design to suit SW Design and avoid clash.



Landscape Plan 2

BUILDING G

KEY

- 1 Feature tree and accent planting
 - 2 Subtropical coastal planting and trees for visual softening and shade
 - 3 Buffer screening planting of shrubs and trees along communal pathways
 - 4 Feature paving through back patio pathways, connecting to the back road
 - 5 Back of site road to have vehicular grade
 - 6 Existing nature corridor
 - 7 Communal turfed areas
 - 8 Private turfed areas
 - 9 Feature coloured planters
-  Current Riparian Vegetation Tree Line
 -  Core Rehabilitation Zone
 -  Residual Outer Rehabilitation
 -  Asset Protection Zone (APZ)
 -  Proposed Stormwater Reticulation (refer to Civil Engineering Report by Cozens Regan Group Pty Ltd, Drawing Number SK16). *Final location of new trees to be further reviewed in Detailed Design.




Landscape Plan 3

BUILDING F

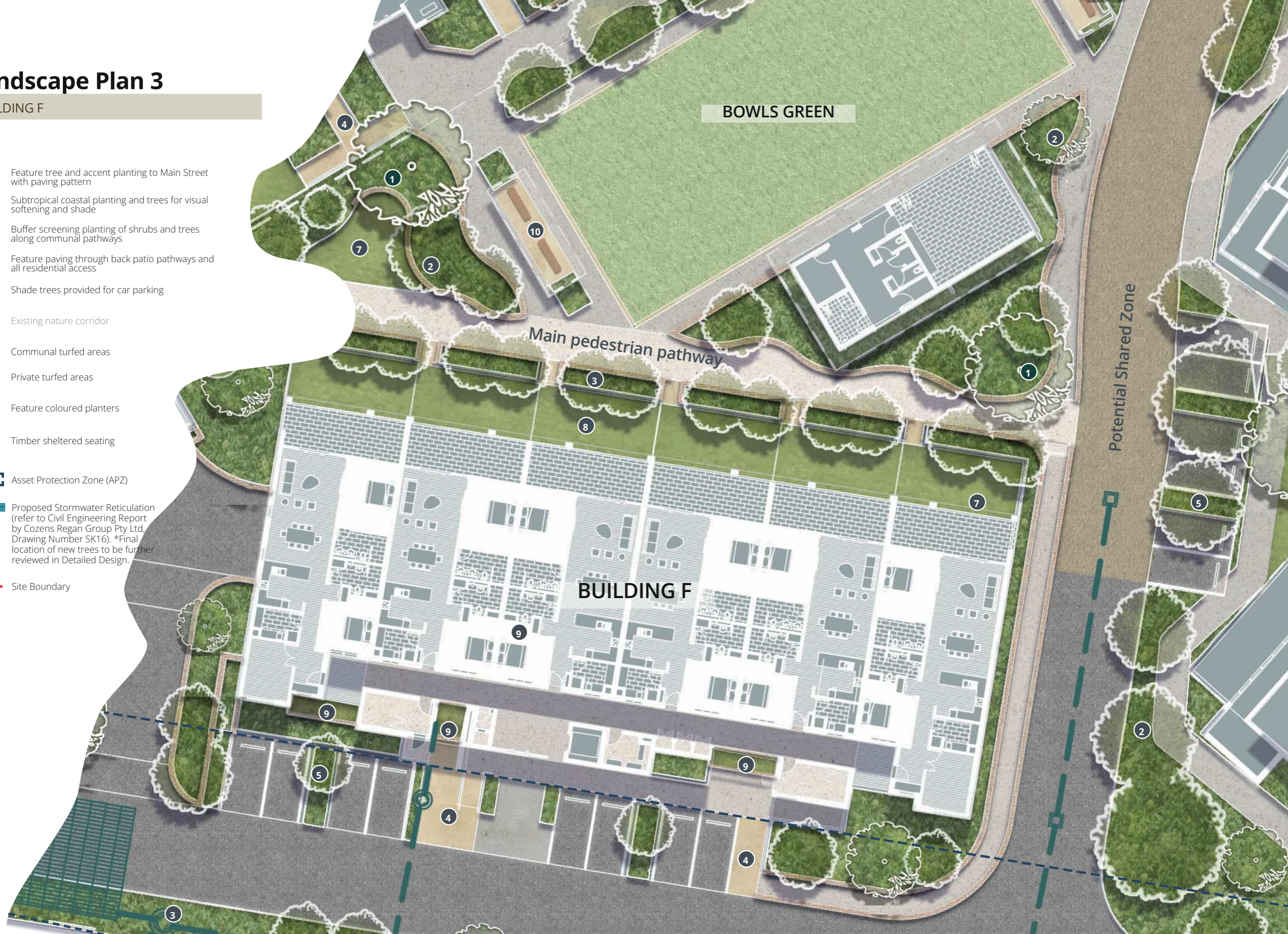
KEY

- 1 Feature tree and accent planting to Main Street with paving pattern
- 2 Subtropical coastal planting and trees for visual softening and shade
- 3 Buffer screening planting of shrubs and trees along communal pathways
- 4 Feature paving through back patio pathways and all residential access
- 5 Shade trees provided for car parking
- 6 Existing nature corridor
- 7 Communal turfed areas
- 8 Private turfed areas
- 9 Feature coloured planters
- 10 Timber sheltered seating

 Asset Protection Zone (APZ)

 Proposed Stormwater Reticulation (refer to Civil Engineering Report by Cozens Regan Group Pty Ltd, Drawing Number SK16). *Final location of new trees to be further reviewed in Detailed Design.

 Site Boundary

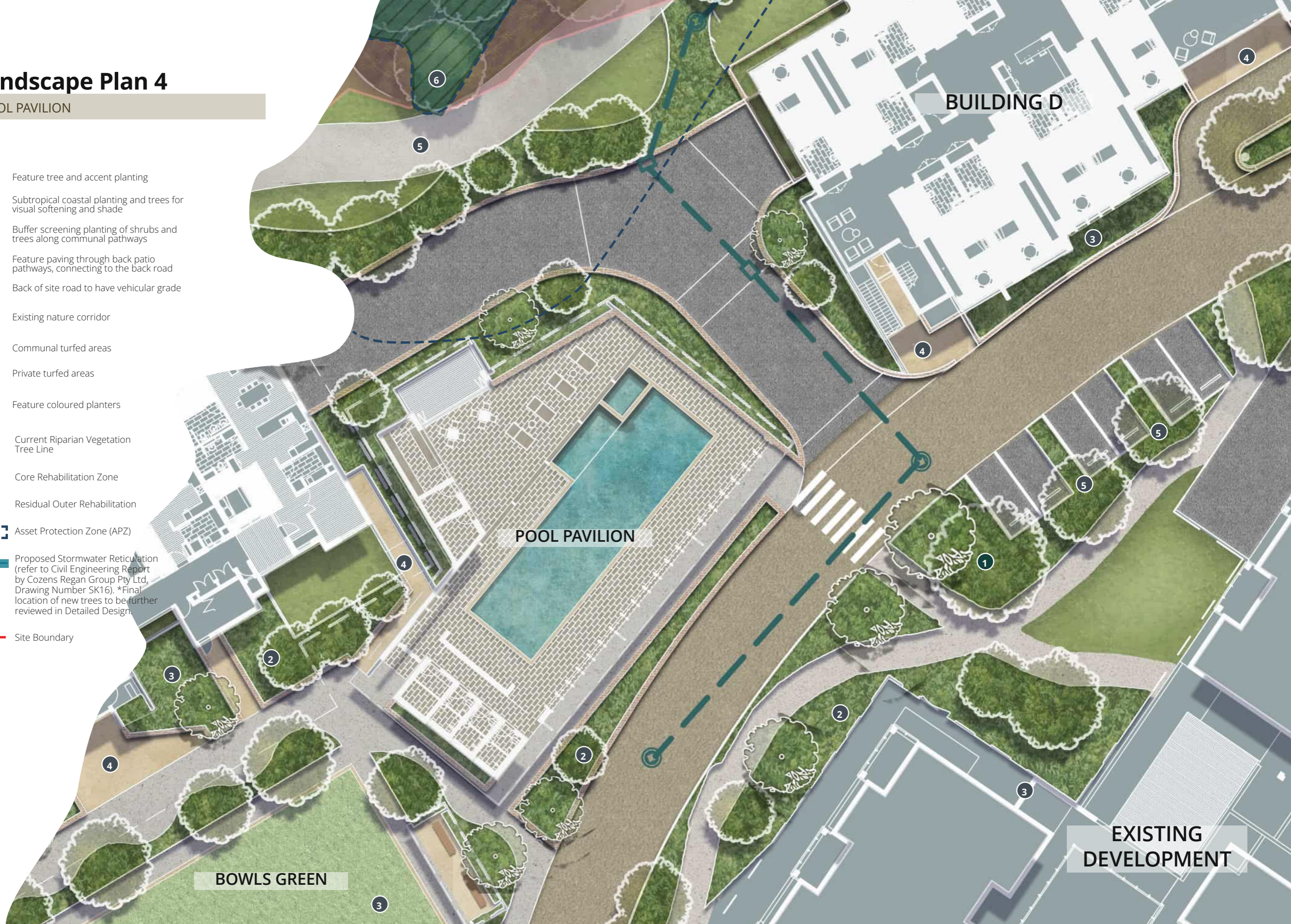


Landscape Plan 4

POOL PAVILION

KEY

- 1** Feature tree and accent planting
 - 2** Subtropical coastal planting and trees for visual softening and shade
 - 3** Buffer screening planting of shrubs and trees along communal pathways
 - 4** Feature paving through back patio pathways, connecting to the back road
 - 5** Back of site road to have vehicular grade
 - 6** Existing nature corridor
 - 7** Communal turfed areas
 - 8** Private turfed areas
 - 9** Feature coloured planters
-  Current Riparian Vegetation Tree Line
 -  Core Rehabilitation Zone
 -  Residual Outer Rehabilitation
 -  Asset Protection Zone (APZ)
 -  Proposed Stormwater Reticulation (refer to Civil Engineering Report by Cozens Regan Group Pty Ltd, Drawing Number SK16). *Final location of new trees to be further reviewed in Detailed Design.
 -  Site Boundary



Landscape Plan 5

BUILDING D

KEY

- 1** Feature tree and accent planting
 - 2** Subtropical coastal planting and trees for visual softening and shade
 - 3** Buffer screening planting of shrubs and trees along communal pathways
 - 4** Feature paving through back patio pathways, connecting to the back road
 - 5** Back of site road to have vehicular grade
 - 6** Existing nature corridor
 - 7** Communal turfed areas
 - 8** Private turfed areas
 - 9** Feature coloured planters
-  Current Riparian Vegetation Tree Line
 -  Core Rehabilitation Zone
 -  Residual Outer Rehabilitation
 -  Asset Protection Zone (APZ)
 -  Proposed Stormwater Reticulation (refer to Civil Engineering Report by Cozens Regan Group Pty Ltd, Drawing Number SK16). *Final location of new trees to be further reviewed in Detailed Design.
 -  Site Boundary



BUILDING D



Planting Palette

Trees



Elaeocarpus eumundi



Pandanus tectorius



Tristaniopsis laurina



Syzygium luehmannii



Syzygium australe



Elaeocarpus reticulatus



Elaeocarpus obovatus



Hibiscus tiliaceus



Melicope elleryana



Licuala grandis



Tristaniopsis 'Luscious'



Livistona australis



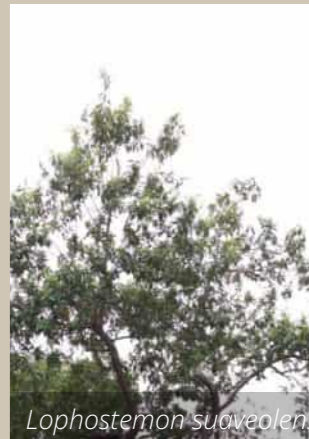
Archontophoenix cunninghamiana



Backhousia myrtifolia



Cupaniopsis anacardiifolia



Lophostemon suaveolens

Shrubs



Strelitzia nicolai



Monstera deliciosa



Ficus microcarpa 'Green Island'



Acmena smithii



Carissa grandiflora 'Desert Star'



Austromyrtus dulcis



Cordyline stricta



Melastoma affine

Grasses & Ferns



Senecio serpens



Lepidozamia peroffskyana



Cordyline stricta



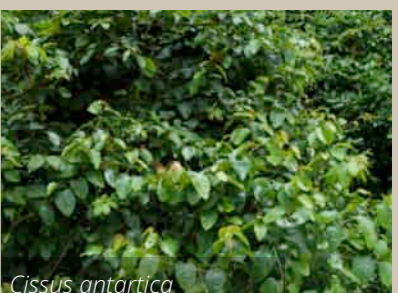
Dichondra repens



Myoporum ellipticum



Pittosporum 'Miss Muffet'



Cissus antarctica

Groundcovers



Lomandra 'Hystrix'



Lomandra 'Nyalla'



Neomarica gracilis



Dianella caerulea

Climbing and Cascading



Rhagodia spinescens



Trachelospermum jasminoides



Dichondra repens 'Silver Falls'

Rehabilitation Planting Palette

	 <i>Melaleuca quinquenervia</i>	 <i>Macaranga tanarius</i>	 <i>Tristaniopsis laurina</i>	 <i>Syzygium luehmannii</i>	 <i>Syzygium australe</i>	 <i>Elaeocarpus reticulatus</i>	 <i>Elaeocarpus obovatus</i>	
Trees	 <i>Sterculia quadrifida</i>	 <i>Syzygium oleosum</i>	 <i>Alphitonia excelsa</i>	 <i>Banksia integrifolia</i>	 <i>Livistona australis</i>	 <i>Archontophoenix cunninghamiana</i>	 <i>Backhousia myrtifolia</i>	
	 <i>Lophostemon suaveolens</i>	 <i>Melicope elleryana</i>	 <i>Cupaniopsis anacardioide</i>	 <i>Hibiscus tiliaceus</i>				
						 <i>Austromyrtus dulcis</i>	 <i>Cordyline stricta</i>	
								 <i>Melastoma affine</i>
Groundcovers	 <i>Blechnum indicum</i>	 <i>Crinum pedunculatum</i>	 <i>Lomandra confertifolia</i>	 <i>Baumea articulata</i>	 <i>Dianella caerulea</i>			
						 <i>Acmena smithii</i>		

Material Palette

Surface Finishes

Natural Parkland Zone



Material Palette

Furniture and Fixtures



ARCADIA