



ALLOCASUARINA littoralis



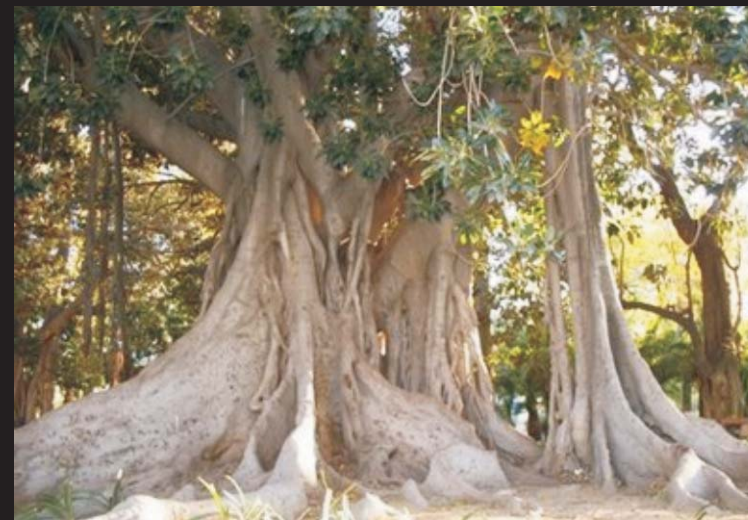
BANKSIA integrifolia



CUPANIOPSIS anacardioides



ELAEOCARPUS obovatus



FICUS macrophylla



MELALEUCA quinquenervia



PANDANUS tectorius



PLUMERIA species



SYZYGIUM oleosum



WODYETIA bifurcata



ALPINIA species



CALLISTEMON salignus



HIBISCUS species



METROSIDEROS excelsa



PHILODENDRON xanandu



PHILODENDRON selloum 'compacta'



STRELITZIA regia



WESTRINGIA fruticosa



YUCCA elephantipes

SHRUBS



CARPOBROTUS glaucescens



CRINUM pendunculatum



DIANELLA longifolia



DIANELLA caerulea



DIETES grandiflora



GAZANIA rigens



HYMENOCALLIS littoralis



LIRIOPE muscari



LOMANDRA hystrix



LOMANDRA longifolia



OPHIOPOGON jaburan



ZOYSIA japonica



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GROUNDCOVERS

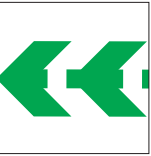
TWEED COAST HOMES
CRN COAST RD & CYPRESS CRES
CABARITA BEACH, NSW



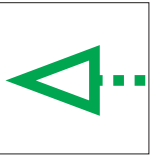
LEGEND



VIEW TO PACIFIC OCEAN
FROM LEVEL 2 UP



VIEWS TO MOUNTAIN RANGE
FROM LEVEL 2 UP



VIEWS TO
CUDGEN NATURE RESERVE
FROM LEVEL 1 UP



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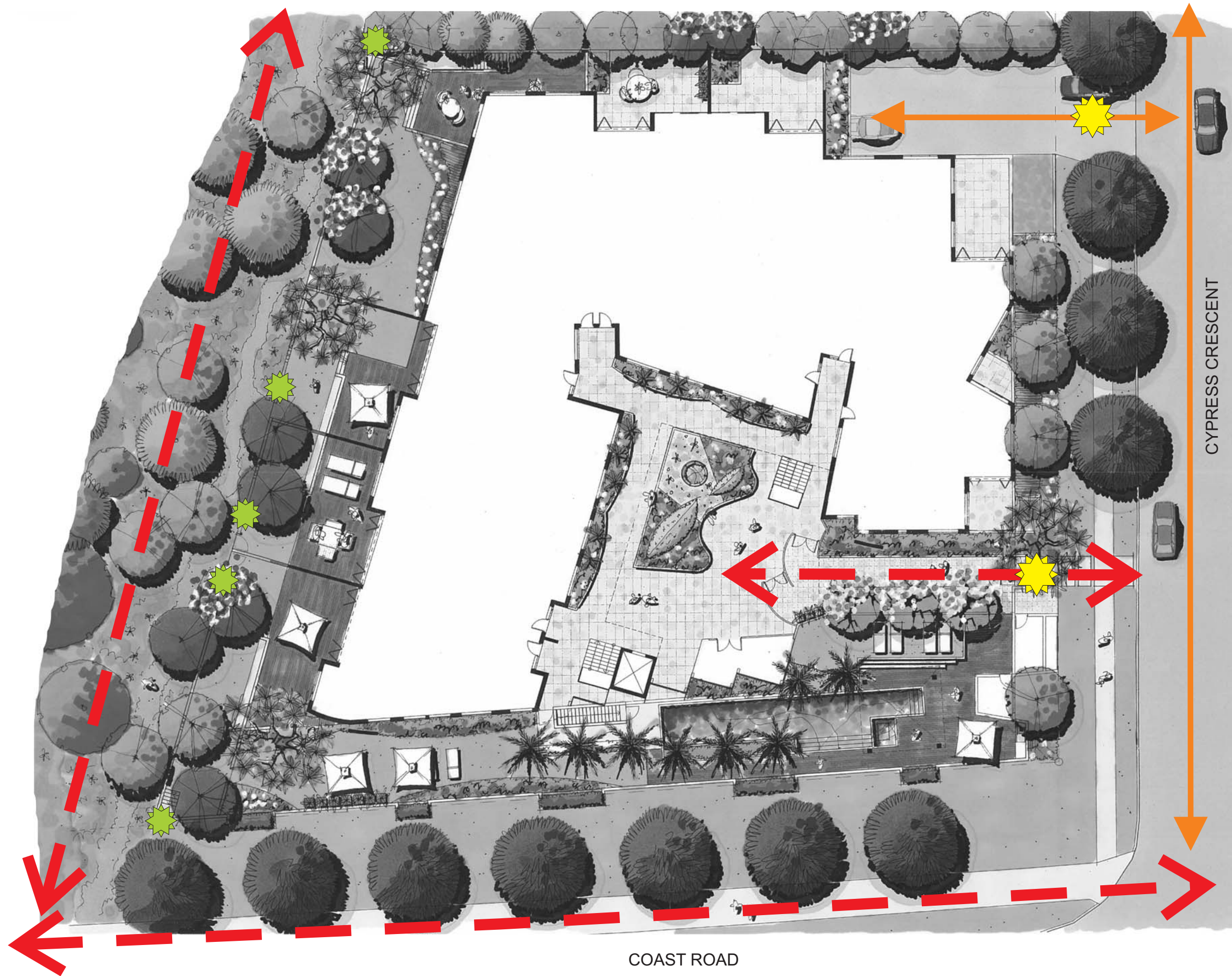
Revision	
A - 16.12.09 DA ISSUE	

Project and Client:
TWEED COAST HOMES
LOTS 1-3 Dp29748, LOT 4 Dp31209
CRN COAST RD & CYPRESS CRES
CABARITA BEACH, NSW

Title:
LANDSCAPE
LOCALITY
MAP



Scale: NTS
Date: DEC 2009
Drawn: CWK
Sheet No. LOCALITY (A)



LEGEND

	PEDESTRIAN ACCESS
	VEHICULAR ACCESS
	MAJOR ENTRY NODES
	MINOR ENTRY NODES

COAST ROAD

CYPRESS CRESCENT



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Title:
LANDSCAPE
SITE ANALYSIS
- MOVEMENTS

Scale: NTS

Date: DEC 2009

Drawn: CWK



Sheet No.
LSA-MOVEMENTS (A)

Introduction

The site of the proposed development is located on the corners of Coast Road and Cypress Crescent on Lots 1-3 of DP 29748 and Lot 4 of DP 31209. The proposed development is a multi-storey residential building with basement car parking facilities directly within the footprint. The purpose of this site analysis is to identify the current potentials and challenges of the site to assist in producing appropriate design solutions that will also reinforce the strategies outlined by the Tweed Shire Council.

Natural Context

Site Vegetation

There is minimal significant vegetation on the sites as the current use is a caravan park with scattered trees throughout the lots, there are two existing structures only within the site. The specimens found here are generally arranged haphazardly throughout the existing van sites and are; Cocus Palms (ARECASTRUM *romanzoffianum*), Alexander Palms (ARCHONTOPHOENIX *alexandrae*), Cypress Pine (CUPPRESSES Species) Norfolk Pines (ARAUCARIA *heterophylla*) Tuckeroo (CUPANIOPSIS *anarcoideoides*), Screw Pines (PANDANUS *tectorius*) Umbrella Tree (BRASSIA *actinophylla*) Oleander (NERIUM *oleander*), mixed sub tropical shrubs and groundcovers.

Contextual Vegetation

The site is flanked on the northern property alignment by the Cudgen Nature Reserve which presently is vegetated by scattered regrowth natives and grass up to the boundary to a distance of approximately 15 meters. From this point the vegetation is very dense and left in natural state.

Movement Networks

The movement networks in this site analysis as per attached drawing refer LSA-Movement and refer to all modes of movement. This site analysis discusses the movement networks which are limited to vehicular and pedestrian.

Vehicular

Vehicular access to the site is proposed via Cypress Crescent which is identified by the Tweed Shire Council as a primary access road. The main entry point to the site is located on the south-east corner of the site on Lot 4. This point of access allows vehicles to both enter and exit the site and allows access to the basement parking of the development.

Externally to the site the major vehicular networks are Coast Road and then into Cypress Crescent. Cypress Crescent has provisions for limited parking on the sides of the road.

Pedestrian

The major point of pedestrian access to the development is via an existing footpath starting from the corner of Coast Road and Cypress Crescent heading north, it is proposed to construct an additional path and run along Cypress Crescent length of the site. The entry located on the ground level is approximately 20 meters from the street corner. Other minor entry points exist for pedestrians along Cypress Crescent onto the driveway ramp and into the basement carpark
Pedestrian paths exist as aforementioned along Coast Road these paths are plain broom finish concrete and the proposed footpath connecting shall be constructed in accordance with Council specifications and match existing finishes.

Built Form

Cypress Crescent

The only structures on this site are simple outbuildings an old Amenities Block as part of the existing caravan park consisting of concrete slab on ground and fibro sheet walls surrounded by scattered small trees

Coast Road

Coast Road there is no built structures on this side of the site and the opposite side falls away and only has scattered trees.

Views and Vistas

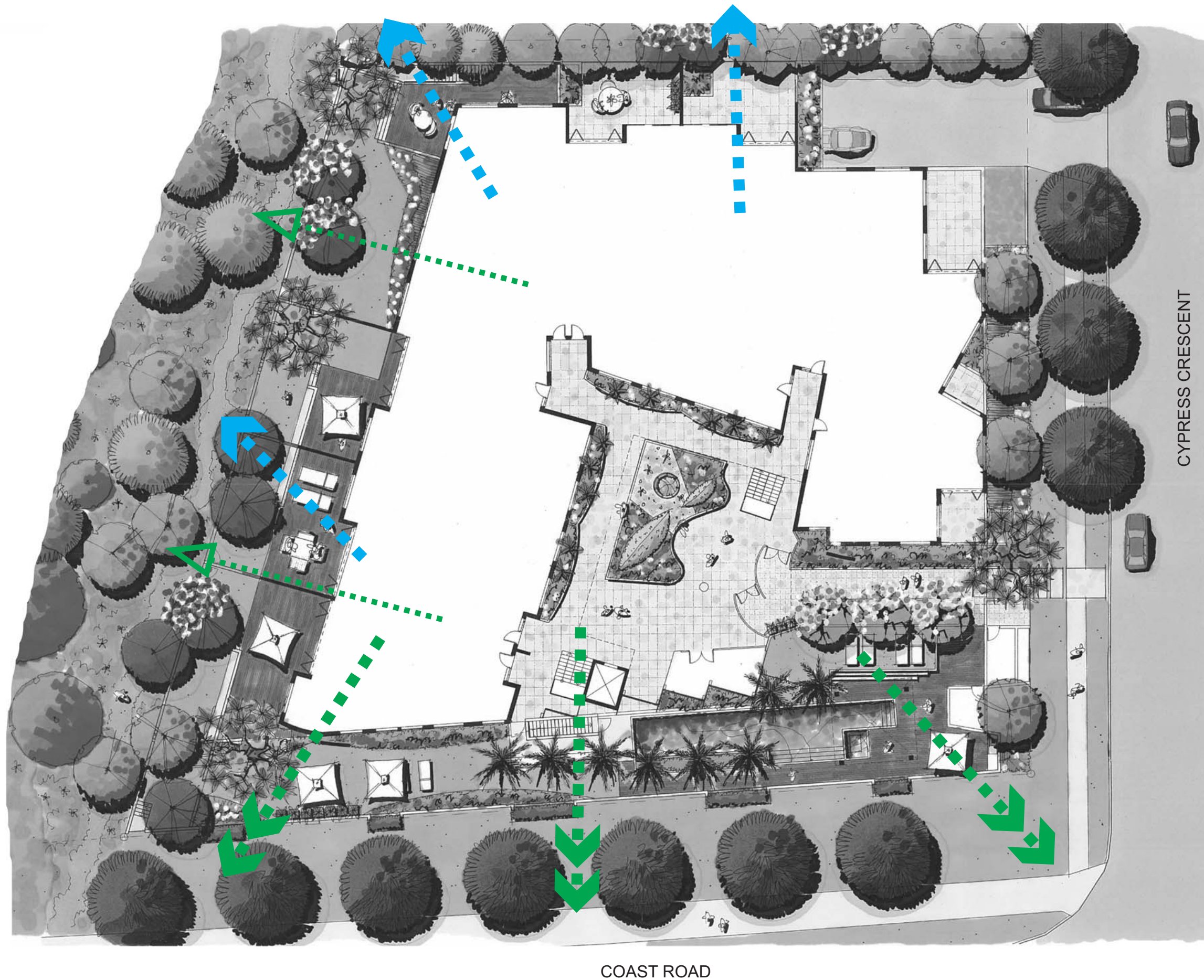
Refer to the drawing LSA-Views for a detailed study on the views available from ground and upper levels within the development. The major views from the proposed development are gained from above level one. Towards the north views are into and over the Cudgen Nature Reserve to the west views are across the lower areas of Cabarita residential area with hinterland views in the distance, to the south views are short within the street to residences opposite and the upper levels east views of the Pacific Ocean.

Landform

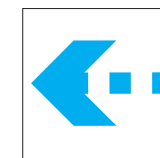
A general description of the landform and geology of the area is described as being sandy soils due to the mining from past and leaving no significant traces within. The landform of the immediate study area is considered to be relatively gentle and flat and the slope of the immediate site is almost flat, with grading for drainage purposes. Most of the parkland adjoining (Cudgen Nature Reserve) is of a similar gentle grade.

Visual Impact

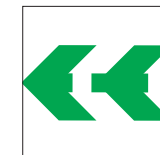
The current landform, density and height of existing planting on the subject site already limits any internal or cross views from street level of either of the three identified public areas, namely; Coast Road, Cudgen Reserve and Beach Foreshore. **Refer drawing number VIS-03**
The visual impact of the completed building from Coast Road and Cypress Avenue will be minimised with the proposed streetscape introduction of Araucaria cunninghamia (Norfolk Pines), to match the existing fifteen (15) meter tall specimen on the corner, the proposed trees at time of installation would be in the order of six (6) meters therefore reaching the second level. Between the streetscape and the building within the property is substantial landscape screening for both internal privacy and to soften the building mass from the external view, this will be made up of trees Cupaniopsis anarcoideoides (Tuckeroos) to a height of four (4) meters along the length and Pandanus tectorius at the entry all with understorey planting to nominal two (2) meters high. **Refer drawing number VIS-04**
From the Foreshore the building will be difficult to detect due to the site lines being obscured by existing trees and plantings and the sheer distance from one to another.
Views form Cudgen Reserve shall again be similar to that of Coast Road where the introduction of trees inside the site and augmented planting along the boundary mixed with the existing vegetation being native trees and shrubs to five (5) meters tall
The proposed buildings colours will blend rather than contrast with the proposed landscaping and the various articulations allow the mature trees to step closer to the building and soften the overall massing.



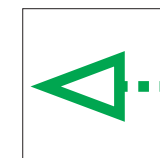
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LSA-VIEWS (A)