

LANDSCAPE CONCEPT REPORT

# *Casuarina Town Centre*

DEVELOPMENT APPLICATION  
2379.01 ISSUE G



PREPARED FOR  
Consolidated Properties  
February 2008



	<p><i>content</i></p> <ul style="list-style-type: none"> <li><i>introduction &amp; context</i></li> <li><i>landscape character &amp; built form</i></li> <li><i>landscape concept plan &amp; stage 1 works</i></li> <li><i>schematic plans</i> <ul style="list-style-type: none"> <li>- <i>circulation and accessibility</i></li> <li>- <i>street tree strategy</i></li> </ul> </li> <li><i>detail plans</i> <ul style="list-style-type: none"> <li>- <i>entrance statement &amp; boulevard</i></li> <li>- <i>main street &amp; casuarina way</i></li> <li>- <i>local roads &amp; pedestrian links</i></li> <li>- <i>foreshore reserve</i></li> <li>- <i>civic park</i></li> <li>- <i>retail centre</i></li> </ul> </li> <li><i>materials &amp; planting character</i></li> <li><i>street tree palette</i></li> </ul>	<p><i>location</i></p> <div>   </div> <p>STUDY AREA      LOCATION</p>
---	---	--

## introduction

This Landscape Report is written to support the development of an overall Concept Plan for the Town Centre of Casuarina, streetscape and public open space and the retail centre, as indicated on the Casuarina Beach Town Centre Concept Plan (ML Design).

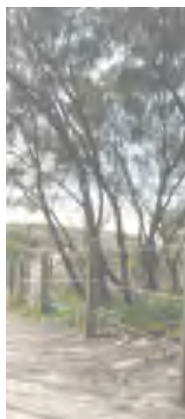
## landscape objectives and aims

The landscape design philosophy for the site is based on integration with the natural environment of the Tweed Coast, taking advantage of the unique beachfront site and accentuating the character of this region, in keeping with the overall Casuarina Beach development. Development of the landscape treatments to streetscapes and open space of the public realm will be undertaken in a manner which promotes an integrated Australian beach community for both residents and visitors, providing a range of casual open spaces incorporating interesting and interesting use areas, with a variety of appropriate textures, colours and materials. The network of streetscapes, walkways and public open spaces will provide direct, comfortable and easy access for all between different use areas, clearly linking to the beachfront zone, linear parkland and shared path, central Civic Park and access tracks to the beach.

### Critical landscape design issues include:

- / Establishment of a distinct beachfront landscape
- / Establishment of complementary but identifiable landscape character zones across the site
- / Addressing the interface between the new site development and adjoining established areas
- / Providing a legible hierarchy of circulation and access routes that promote a strong sense of community and clarity of wayfinding
- / Meeting environmental requirements and planning policies of the various government authorities
- / Providing areas of privacy and sanctuary within the site, while addressing issues of security, safety and definition of public and private areas
- / Provide a palette of plants reflecting the local character of the site and minimizing maintenance requirements
- / Developing distinctive treatments for materials and furniture that are harmonious with and reflect the local coastal character.

## context



- / local coastal character
- / dune landforms
- / views and vistas to foreshore and ocean
- / drainage, soils, plants, wind and climate of coastal environment
- / surrounding existing and proposed development
- / existing and proposed vehicular and pedestrian network



## landscape character

Indigenous planting, robust materials and coherent design of the detailed streetscape components (street furniture, signage, lighting, etc) will be used to create an appropriate beachside character for the Town Centre Precinct. Indigenous species are used to augment the retained vegetation of the site and surrounds, incorporating hardy coastal species which thrive in the prevailing conditions, together with a number of more spectacular feature species common to littoral rainforests, many of which can occur in the natural protected areas of the site. Hard wearing and robust materials will be used in the public realm to ensure longevity, low maintenance and appropriate character. A coordinated approach to street furniture will also be developed to ensure a consistent high quality streetscape.



04

Casuarina Beach Town Centre

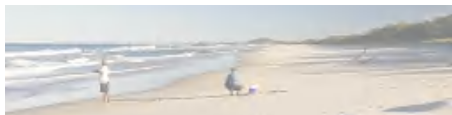
Landscape Concept Report / Issue G / February 2008

### *foreshore reserve management area* *Environmental Protection (Coastal Landscape) 7(f) zone*

Landscape works proposed in this zone will include a combination of grassing, mounding, planting and stormwater infiltration basins. A pathway network will provide access paths connecting to the shared cycle and pedestrian pathway system linking Casuarina to Kingscliff and existing access tracks to the beach through the Beach Protection / Regeneration zone. The 7f zone is integral to the proposed infiltration and stormwater management plan for the site and incorporates a number of planted infiltration basins linked to overland flow swales – refer Civil Engineers documentation.

Development of this zone will be undertaken in accordance with DIPNR and Tweed Shire Council requirements ("Landscape Guidelines Casuarina Beach 7(f) zone") and will include development of the public and private portions of the zone, with future development of the adjoining private land in conjunction with future development applications.

The works will generally be in accordance with existing development of these zones (public and private) in the current areas of Casuarina.



### *landscape fabric and built form*

In order to activate the commercial and community uses proposed in the Town Centre Precinct, the Master Plan proposes a more dense form of development than the single family homes located elsewhere at Casuarina. Heights will range up to 2-3 storeys in this precinct, with the overall skyline of the development 'stepping up' towards the Main Street. The increased density of this area will define the precinct as the 'commercial core' and support activity along the Main Street with a variety of facilities including sheltered walkways, cafes, restaurants and speciality retail areas.

The plan will encourage space between buildings to allow for natural light, views and ventilation to all units, and to free up ground level space for outdoor living and recreation opportunities: by maximising the building height at 3 storeys and minimising building footprints.

Streetscape development and open space treatment form an integral part of the overall Concept Plan and Landscape Plan and facilitate development of a cohesive approach to provision of trees and landscape within the urban fabric. The clear definition of scales of streets relative to their intended use and capacity as well as proposed pedestrian and cycle circulation function is reinforced through landscape treatments with scale and density of street trees and pavement treatments, widths of road pavements and treatment of verges.

The retail development and associated car parking area will be visually screened from Tweed Coast Road (TCR) with tree and shrub planting within a minimum 6M wide buffer zone along the western frontage of the site and a buffer planting zone along the southern boundary to the open space area. Existing mounded and planted screening along TCR is currently incorporated within the road reserve and this will augment additional visual screening to the retail development.



landscape concept plan

PROJECT EXTENT



06

Casuarina Beach Town Centre

Landscape Concept Report / Issue G / February 2008

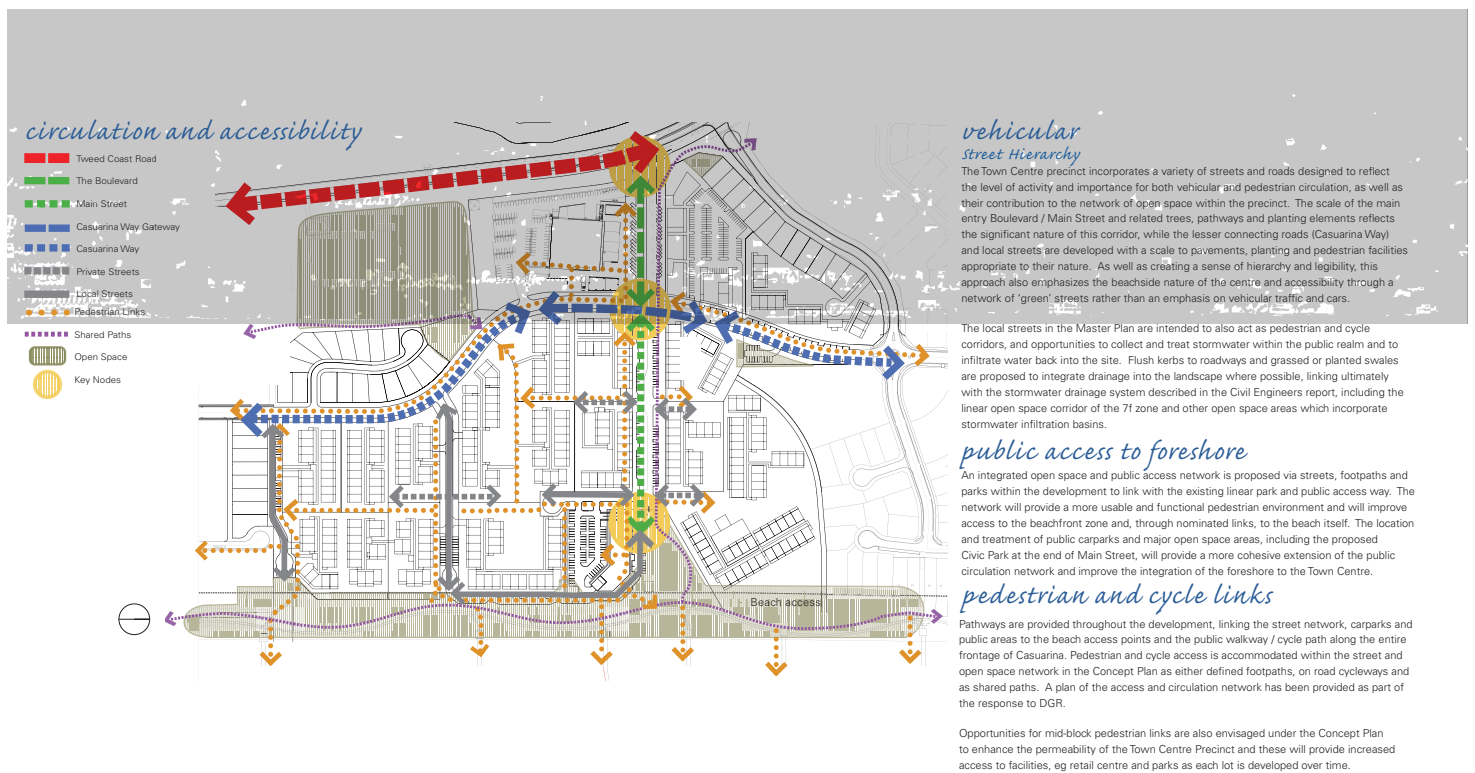
### stage 1 landscape works

- PROJECT EXTENT
- FUTURE DEVELOPMENT



### Landscape works Stage 1 will include:

1. Streetscape works to all public road reserves, including hard and soft landscape works.
2. Open space areas – central park and linear park to eastern frontage of site park adjacent to Retail Centre.
3. Public carparking areas, north and south of icon building and in local streets as indicated.
4. Retail Centre - surroundings and carpark areas.



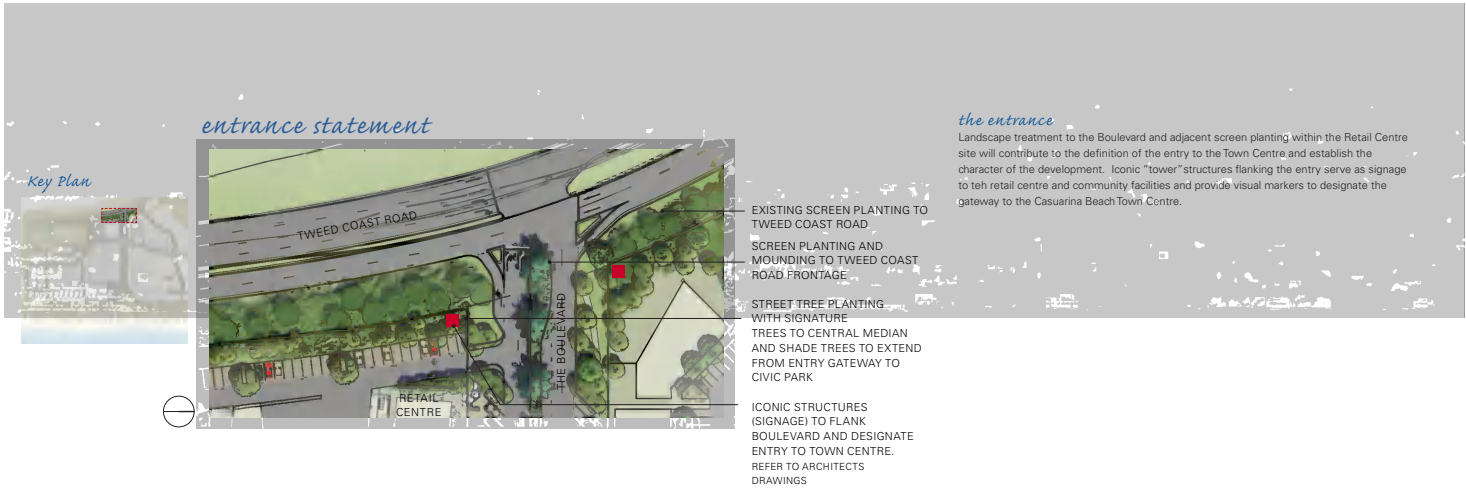


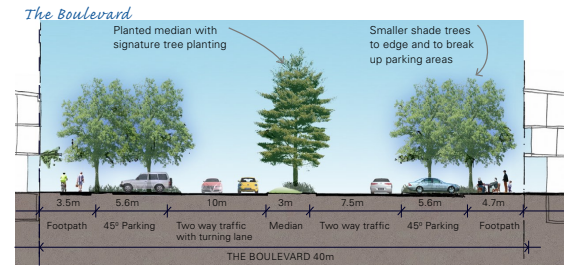
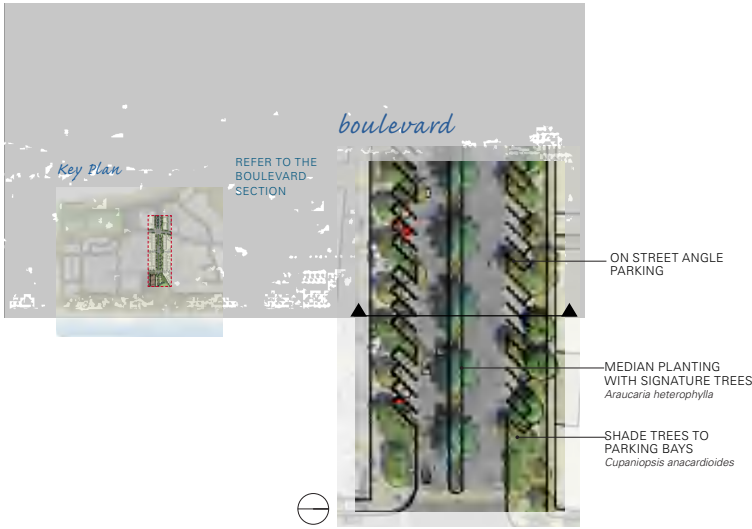
Legend / Plant List

<p><b>Feature Trees</b></p> <ul style="list-style-type: none"> <li>Aracaria heterophylla</li> <li>Ficus macrophylla</li> <li>Ficus platypoda</li> <li>Ficus rugubinos</li> <li>Pandanus tectorius</li> <li>Livistona decipiens</li> </ul>	<p><b>Informal Shade Trees &amp; Palms</b></p> <ul style="list-style-type: none"> <li>Pandanus tectorius</li> <li>Livistona decipiens</li> <li>Casuarina equisetifolia</li> <li>Melaleuca quinquenervia</li> <li>Eucalyptus intermedia</li> <li>Eucalyptus tessellaris</li> <li>Plumeria obtusa</li> </ul>
<p><b>Signature street trees</b></p> <ul style="list-style-type: none"> <li>Cupaniopsis anacardioides</li> <li>Harpullia pendula</li> <li>Lophostemon confertus</li> </ul>	<p><b>Buffer Planting</b></p> <ul style="list-style-type: none"> <li>Casuarina equisetifolia</li> <li>Commersonia bartramiana</li> <li>Melaleuca quinquenervia</li> <li>Metrosideros excelsa</li> <li>Baccharis citriodora</li> <li>Syzygium oleosum</li> <li>Acmenia hemilampra</li> <li>Glochidion ferdinandi</li> </ul>
<p><b>Local Street trees</b></p> <ul style="list-style-type: none"> <li>Casuarina equisetifolia</li> <li>Melaleuca quinquenervia</li> <li>Eucalyptus intermedia</li> <li>Eucalyptus tessellaris</li> <li>Cupaniopsis anacardioides</li> <li>Glochidion ferdinandi</li> </ul>	

Street tree planting and treatment within the road reserve enhances the theme of native shade trees and understorey planting flanking the road and pedestrian access paths within the road reserve. Each public road is contained within a vegetated zone which relates to individual lot landscape treatment and extends the native beachside landscape through the site. Landmark species (eg, Norfolk Pines) are to be used in specific locations to reinforce gateways or landmarks within the site. Endemic feature plants such as Pandanus are also proposed to be used as highlights or features within public and private landscapes.

Native plant species (eg, Banksia and Casuarina) are used generally through the streetscape and open space development to blend with and extend the established beachfront landscape throughout the Town Centre. (Refer to Proposed Plant Schedule for comprehensive list of plant species)

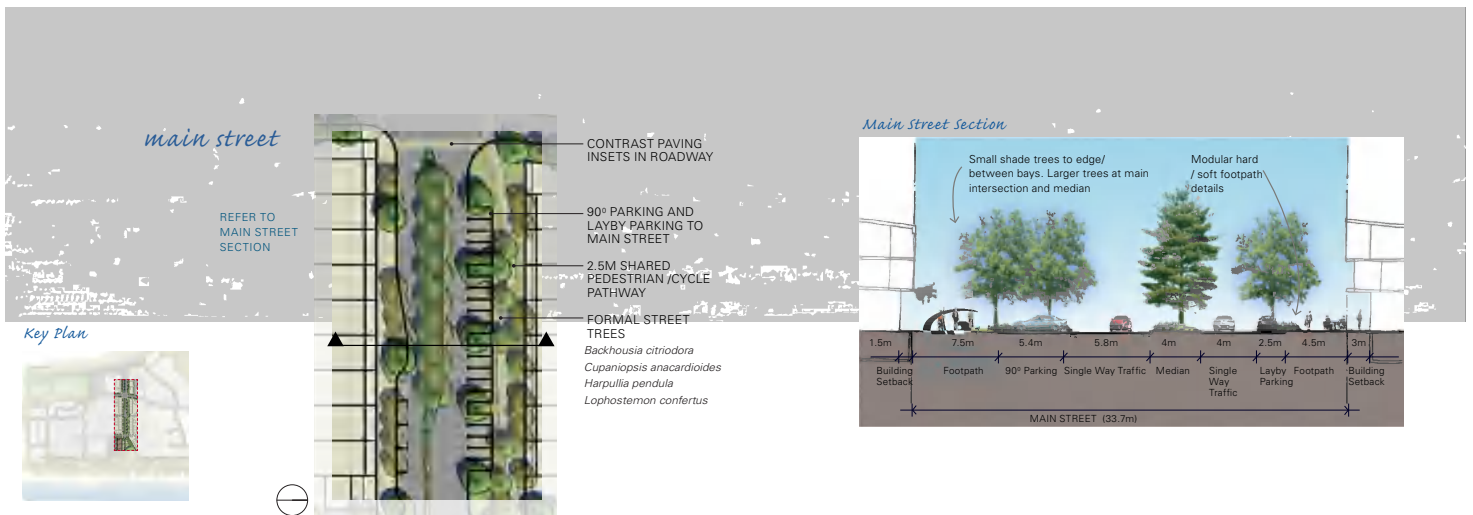


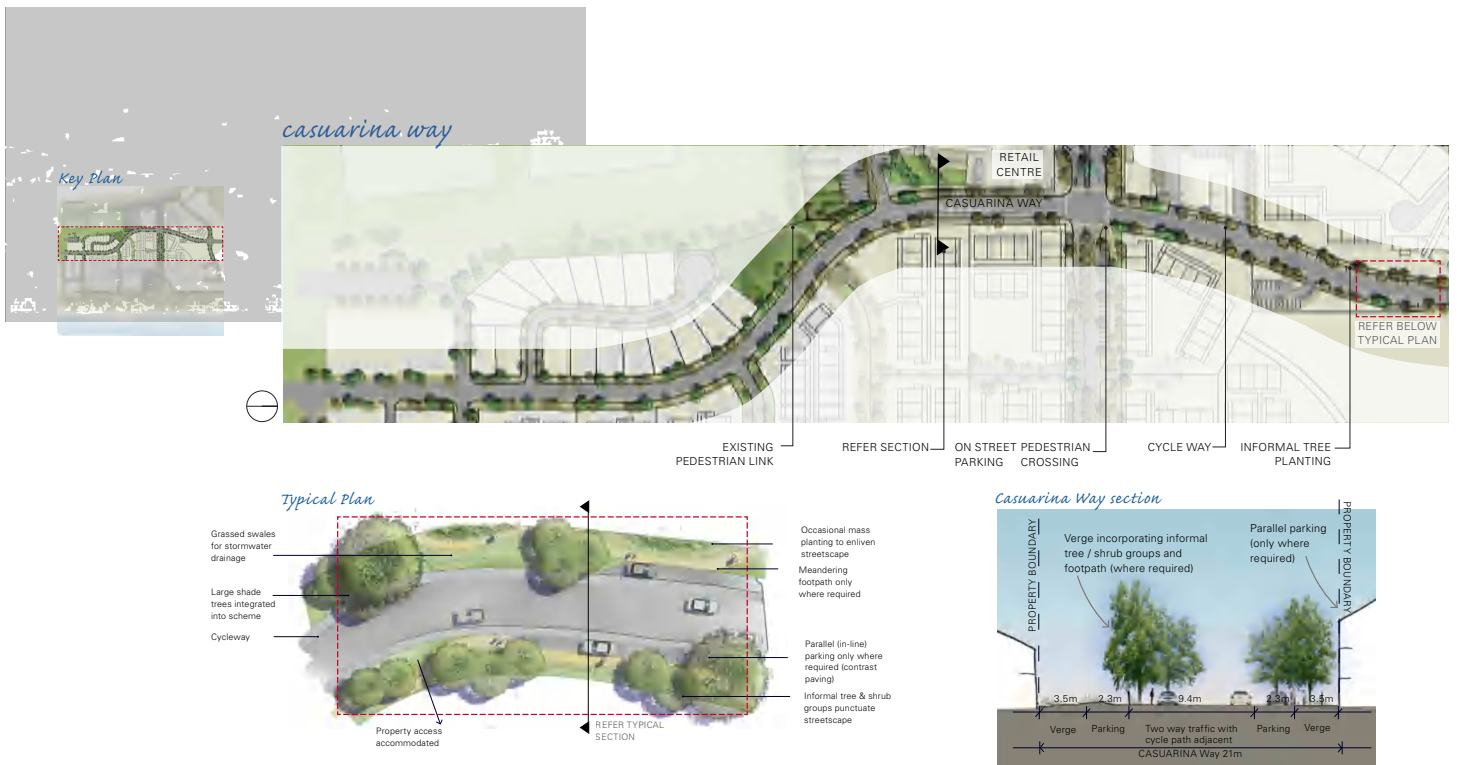


#### *The Boulevard and Main Street*

The Concept Plan introduces an east-west boulevard that links the Tweed Coast Road across Casuarina Way to the eastern edge of the site, creating a "Main Street" boulevard that links the commercial core directly to the beachside open space. This "main street" corridor will be wider than other Casuarina Beach streets, to allow for on street car parking in the commercial core. The boulevard also includes extensive planting along the length of the street including a generous median with signature shade trees and wide footpaths for pedestrian access and activities associated with retail and commercial uses. The character of pedestrian zones vary with the concentration of activities and solar access, with outdoor dining and a more generous pedestrian zone on the southern (north facing) side. This area is proposed to incorporate shaded arcades associated with future built form facing the street. A lower key pedestrian path and cycle way is proposed on the northern side, meandering within the generous verge.

(Refer Architectural report for built form and elevational treatments)

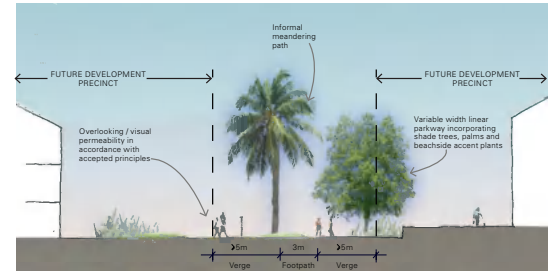








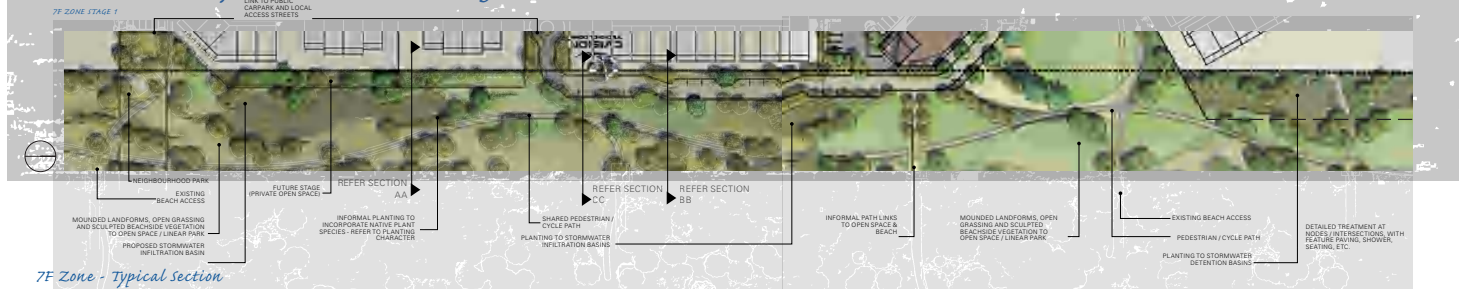
*Pedestrian link section*



## Key Plan



## foreshore reserve management area



## 7F Zone - Typical Section

## foreshore reserve management area

The site has a direct relationship to the beach and adjoins the Environmental Protection (7F) zone, which incorporates the continuous pedestrian and cycle access path along the 3.5 kms of beach frontage. This zone is to be preserved and regenerated, with existing stormwater catchment and detention basins providing opportunities for replenishment of the natural groundwater and containing overland flow from within adjacent sites. Ongoing maintenance of this zone and additional screen and regeneration planting is to be undertaken in accordance with the Tweed Shire Council's requirements and in conjunction with the overall development of the site. Plant species used throughout this zone will reflect the predominantly native theme throughout the development, and developed in accordance with the guidelines established by Tweed Shire Council. Park facilities will be extended in conjunction with public access from carparks to increase public ownership and ease of access to the beach and foreshore zone, and degree of connectivity for residents and visitors to the public open space and beachfront.



Overlooking stormwater catchment



Foreshore path and beach access



Foreshore boardwalk



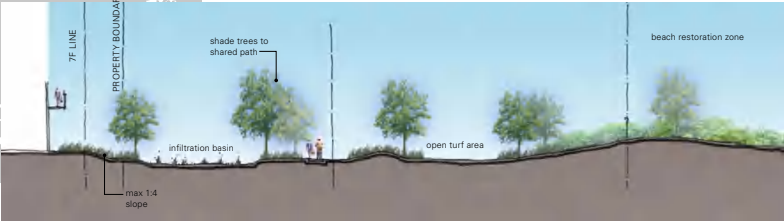
016

Casuarina Beach Town Centre

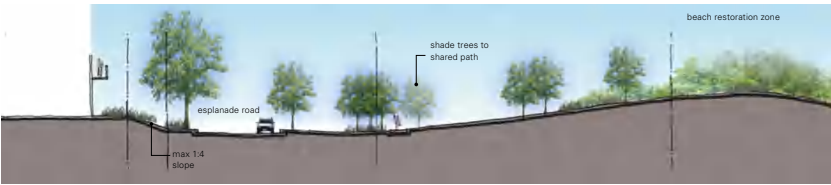
Landscape Concept Report / Issue G / February 2008



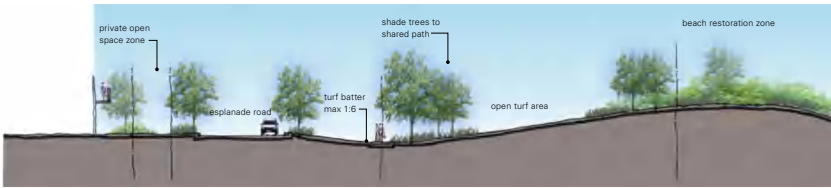
section AA infiltration zone



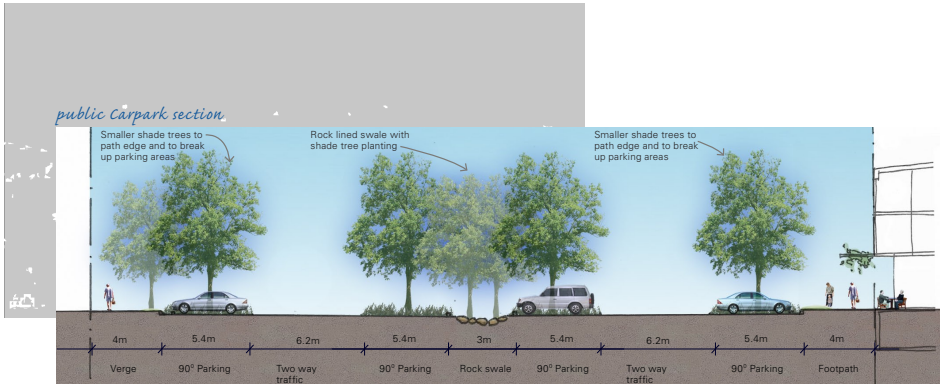
section BB  
planted batter to property boundary



section CC  
turfed batter to open space area







It is proposed to demolish the existing temporary shared path link through the site and replace with a curvilinear path which relates to the proposed connections into the town centre, incorporates revised infiltration basins and creates a more interesting and integrated series of outdoor spaces in keeping with the shared path through the remained of Casuarina.

The park will provide an aesthetic landscape, allowing for passive recreation and a venue for multi-purpose events. Subtle ground forming within the park will provide a variety of spaces for various uses and facilitate capture and infiltration of stormwater as a major catchment point within the centre precinct. Mounding and filling will provide viewing points for improved view of the beach front zone and contain viewing areas for activities and events.

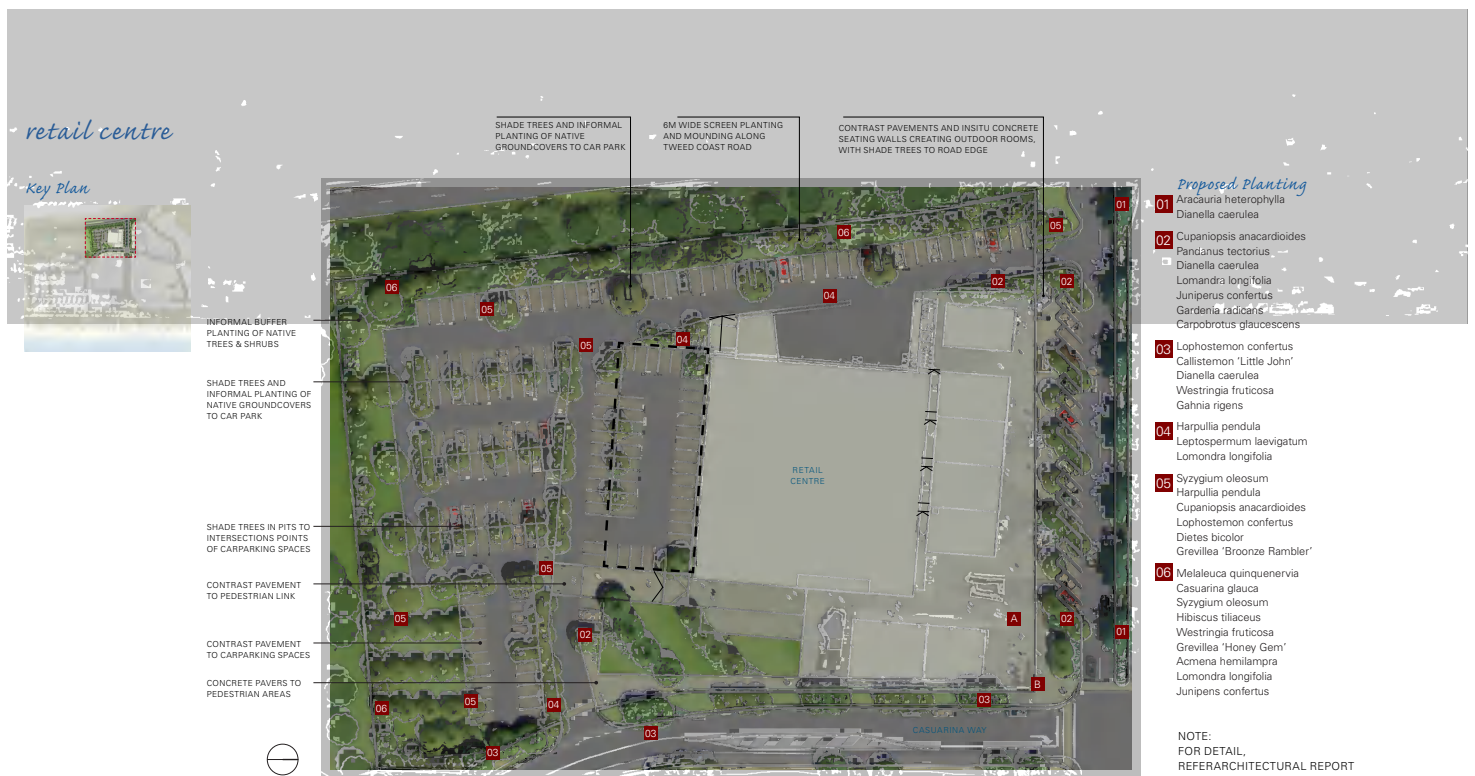


The beachfront mixed use building directly to the south of the park will incorporate a surf lifesaving post, providing an operations base and public amenities. The north-facing outdoor dining terraces are sheltered from the south-easterly winds, shaded by a line of major trees as the southern edge to the Civic Park, creating a promenade space to this edge of the public open space.

A landmark feature or sculptural element is proposed as termination of The Boulevard vista, providing a focal point and way finding landmark as well as a sculptural feature in the landmark.

A smaller public park off Casuarina Way terminates the visual axis of the local road, providing an open space opportunity to overlook the sports activities on the ovals, and a physical and visual link between open space areas. This area also functions as an infiltration basin for stormwater management - refer Civil Engineering report.

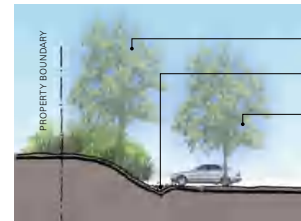




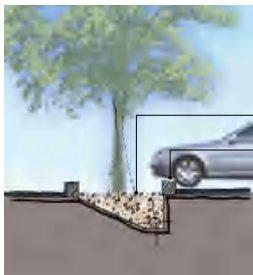
*indicative sections - retail centre and carpark*



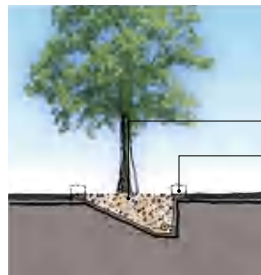
*section AA retail parking*



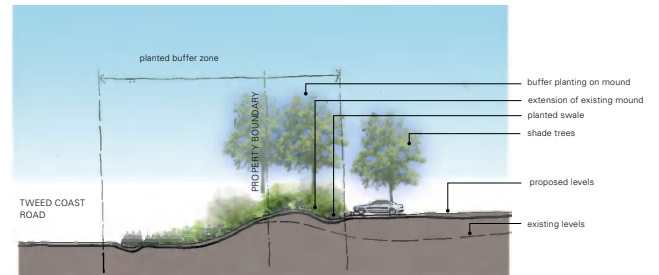
*section BB swale treatment to boundary*



*section CC carpark treatment*



*section DD carpark treatment*



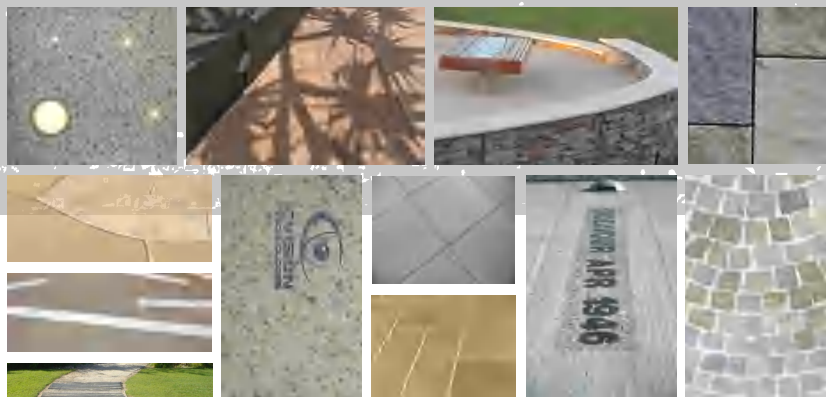
*section EE swale treatment to boundary*

## materials

The materials and forms selected for the Retail Centre landscape strategy are centred on strong simple forms and hard wearing materials capable of maintaining a clean utilitarian appearance. Detailed patterning and subtle theming is proposed to highlight the key focal areas and distinguish prominent pedestrian connections, improving visitor legibility and way-finding.

Pre-cast concrete seat elements, coloured concrete and stone paving are strong materials with contemporary simplicity that will ensure the forms and patterns will endure the test of time.

The strategy for materials and textures is to provide an integrated dialogue between the built form and its coastal surrounds. These materials are selected as an extension of built elements focusing on pavements, street furniture and shade devices.



## planting character

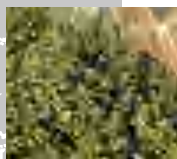
### Proposed Planting

Within the proposed planting themes, the palette of plants is utilized to develop a distinctive range of species that responds to the environmental, functional and aesthetic design criteria. Specifically, planting design will respond to the following:

- / Reflection and integration with the distinctive coastal character
- / Selection of vegetation species that will be robust and survive the local conditions
- / Minimise weed generation and nutrient loading potential
- / Seasonal variation and changes
- / Effective micro-climatic control
- / Provision of and reinforcement of wildlife habitats
- / Protection and enhancement of strategic views.

Plants to be used within the development, streets and parkland areas will be predominantly endemic native species, suited to this location and reinforcing the prevailing character of the natural environment. Some exotic species may be used where a particular effect or function cannot be achieved with native species, however these will also be appropriate for the location and intent of the design and will not include any plants likely to cause environmental harm.

In key commercial areas and the main entry to the site, the intent will be to "bring the beach to the town centre" (as opposed to bringing the town centre to the beach) by using plants and materials that reflect the character of the foreshore dunal landscape in a bold and contemporary manner.



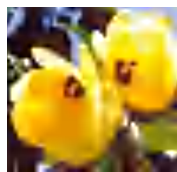
*Grevillea 'Honey Gem'*



*Anigozanthos spp.*



*Melastoma affine*



*Hibiscus tiliaceus*



*Hibbertia scandens*



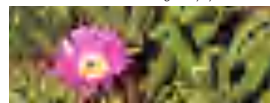
*Casuarina equisetifolia*



*Dianella caerulea*



*Westringia 'Wynabbie Gem'*



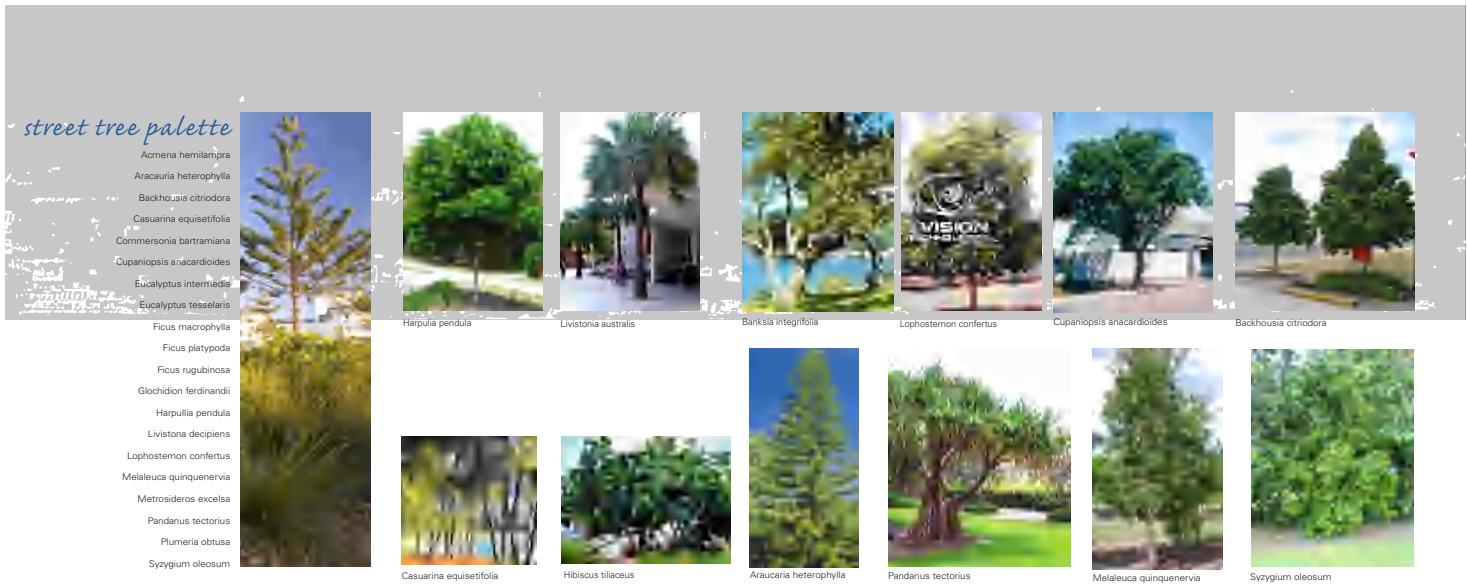
*Carpobrotus glaucescens*

### Shrubs

Acacia longifolia 'sophorae'  
 Acronychia imperforata  
 Banksia robur  
 Callistemon pachyphyllus  
 Callistemon salignus  
 Cordyline rubra  
 Cordyline stricta  
 Dampiera diversifolia  
 Grevillea 'Coastal Glow'  
 Grevillea 'Honey Gem'  
 Grevillea banksii alba  
 Hakea florulenta  
 Hakea gibbosa  
 Leptospermum petersonii  
 Melastoma affine  
 Metrosideros excelsa / thomasi  
 Westringia Wynabbie Gem  
 Westringia fruticosa

### Groundcovers

Austrorhynchus dulcis  
 Alpinia caerulea  
 Anigozanthos spp.  
 Brachycome multifida  
 Carpobrotus glaucescens  
 Dianella caerulea  
 Dianella congesta  
 Doodia aspera  
 Gahnia aspera  
 Gazania rigens  
 Grevillea Poorinda Royal Mantle  
 Helichrysum bracteatum  
 Hibbertia scandens  
 Isolepis nodosa  
 Juncus usitatus  
 Leptospermum 'Pink Cascade'  
 Liriope 'Evergreen Giant'  
 Lomandra longifolia  
 Lomandra hystrix  
 Myoporum ellipticum  
 Ophiopogon japonicus  
 Themeda triandra





EDAW | AECOM