

57 STATION ST MULLUMBIMBY

LANDSCAPE DESIGN INTENT

IVY MAY
LANDSCAPE ARCHITECTURE



Acknowledgement of Country

We acknowledge the Bundjalung people as the Traditional Custodians of Mullumbimby, the lands on which this site is located. We pay our respects to Bundjalung Elders past, present and emerging. We recognise their cultures, history and diversity and their collective potential to deepen our connection to site

Issue	Date	Description	Checked
DA00	26/ 03 / 2025	Issue for DA	PP
DA01	12/ 05 / 2025	General Revisions	PP

Contents

1.0	Site Understanding	4			
1.1	Context Plan	5			
1.2	Photographic Survey	6			
1.3	Photographic Survey	7			
2.0	Design Narrative	8			
2.1	Design Pillars	9			
2.2	Design Pillars	10			
3.0	Landscape Plans	11			
3.1	Ground Floor	12			
3.2	Level 1	13			
3.3	Level 2	14			
3.4	Detail Plan 1 - North Interface	15			
3.5	Detail Plan 2 - North Interface	16			
4.0	Sections & Elevations	17			
4.1	Section 1 & 2	18			
4.2	Section 3 & 4	19			
4.3	Section 5 & 6	20			
4.4	Elevation 1	21			
4.5	Elevation 2	22			
5.0	Landscape Character	23			
5.1	Reference Imagery	24			
5.2	Reference Imagery	25			
5.3	Ground Floor Plant Palette	26			
5.4	Podium & Facade Plant Palette	27			
5.5	Ground Floor Structure Diagrams	28			
5.6	Ground Floor Structure Diagrams	29			

Site Understanding



1.1 Context Plan

Site Understanding



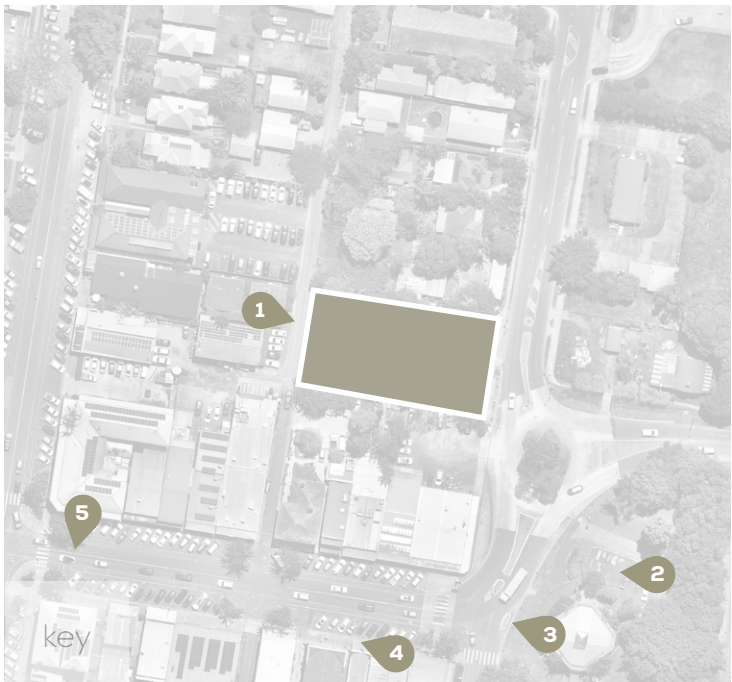
1.2 Photographic Survey

Site Understanding



1.3 Photographic Survey

Site Understanding



Design Narrative



2.1 Design Pillars

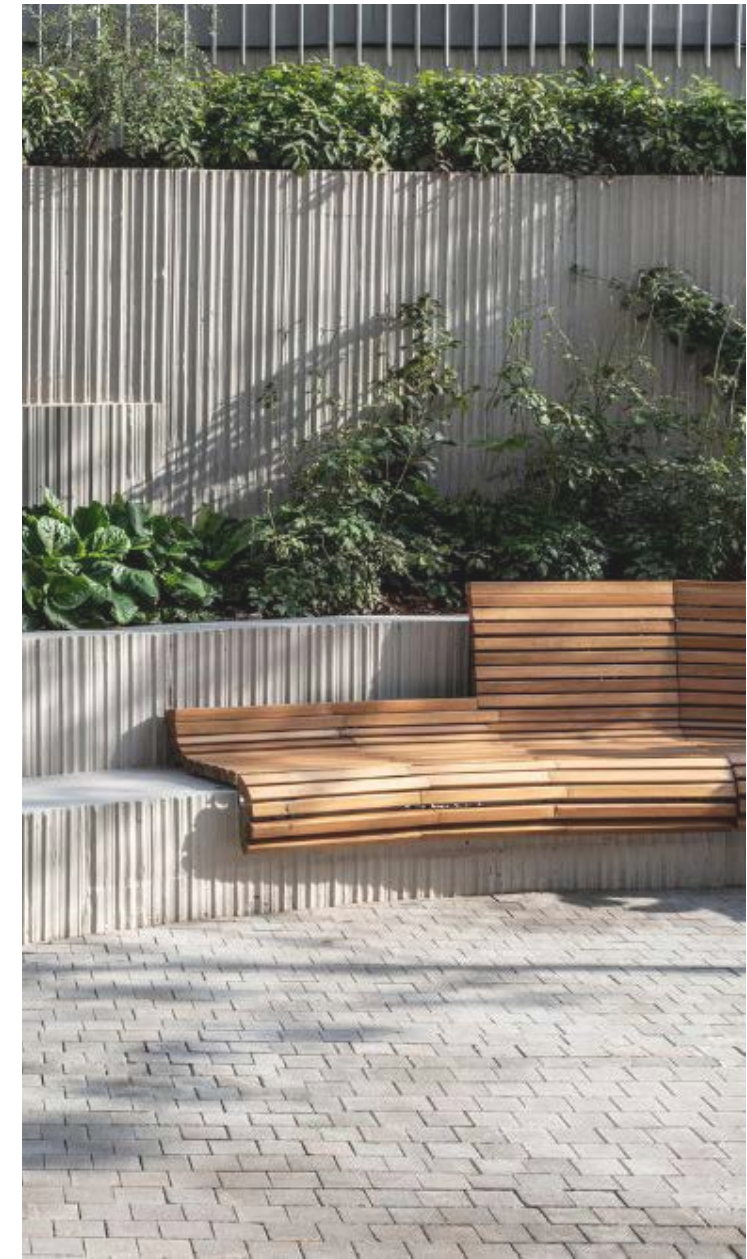
Landscape Narrative



Occupy garden spaces



Maximise green plot ratio



Activate edges to public domain

2.2 Design Pillars

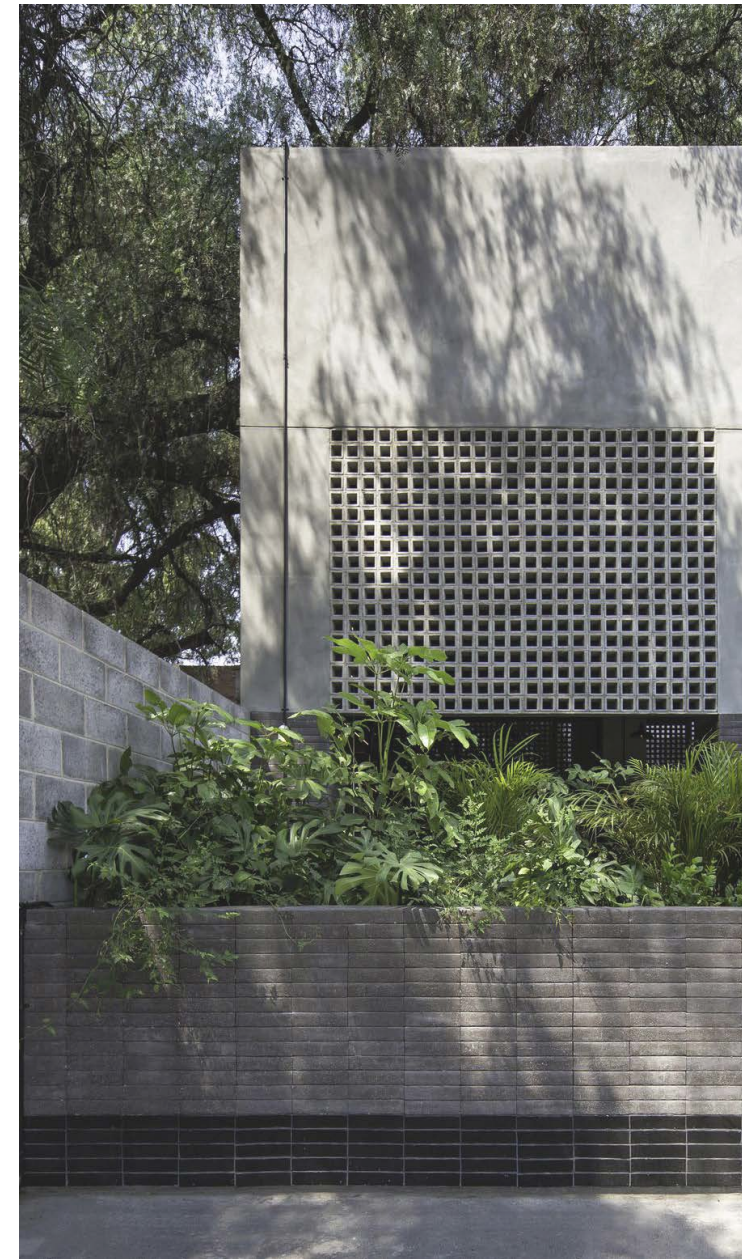
Landscape Narrative



Minimise impervious surfaces



Promote street address



Human scale materiality

Landscape Plans



3.1 Ground Floor

Landscape Design



3.2 Level 1

Landscape Design

Legend

- 1** Common access walkway
- 2** Planters with scale planting to LVL 2 void
- 3** Residents' drying court
- 4** Residents communal gathering space
- 5** Private balconies
- 6** Residents' northern garden below
- 7** Residents' southern garden below



3.3 Level 2

Landscape Design

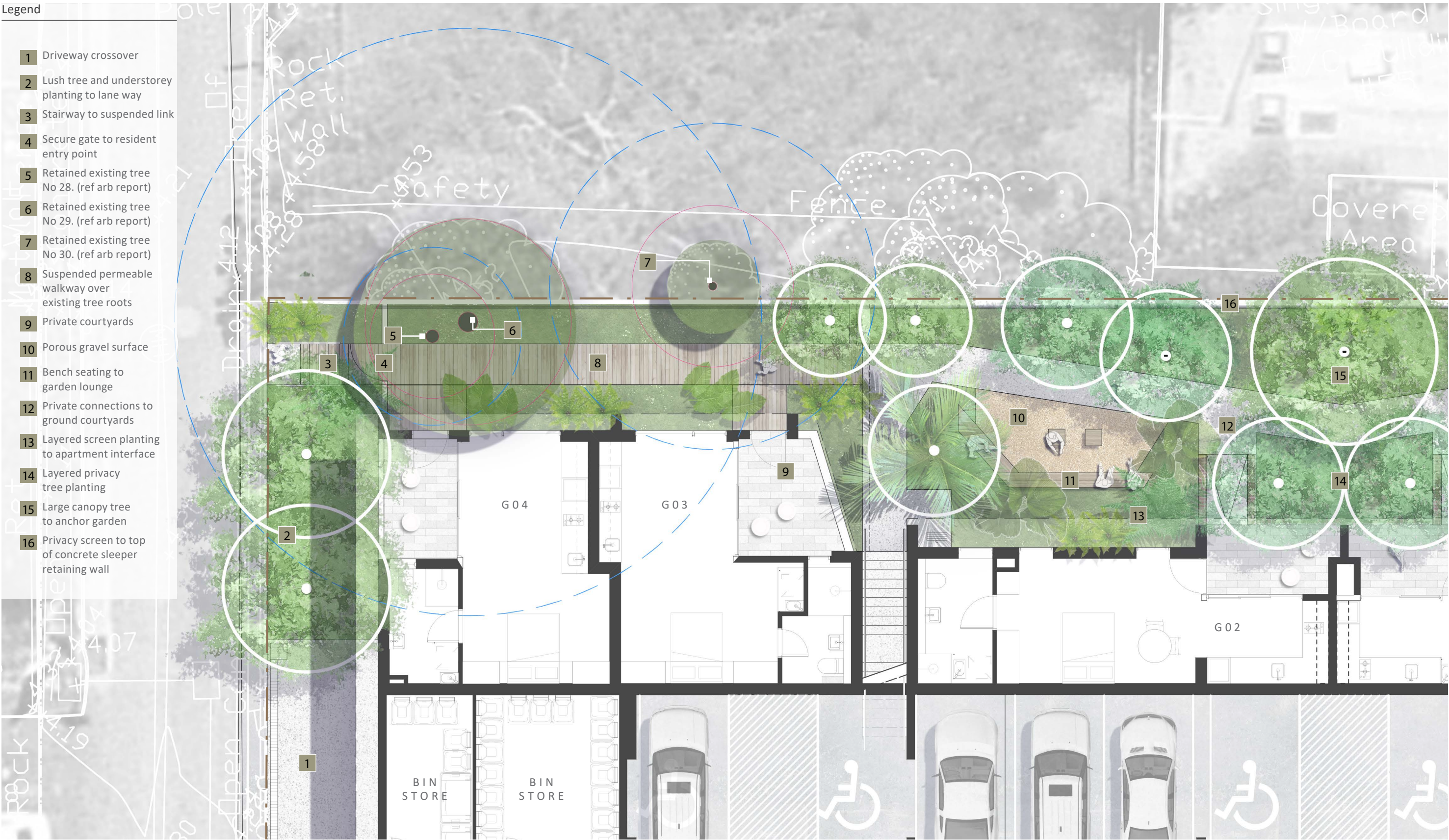
Legend

- 1 Common access walkway
- 2 Planters with scale planting to LVL 2 void
- 3 Residents' drying court
- 4 Residents communal gathering space below
- 5 Private balconies
- 6 Residents' northern garden below
- 7 Residents' southern garden below



3.4 Detail Plan 1 - North Interface

Landscape Design

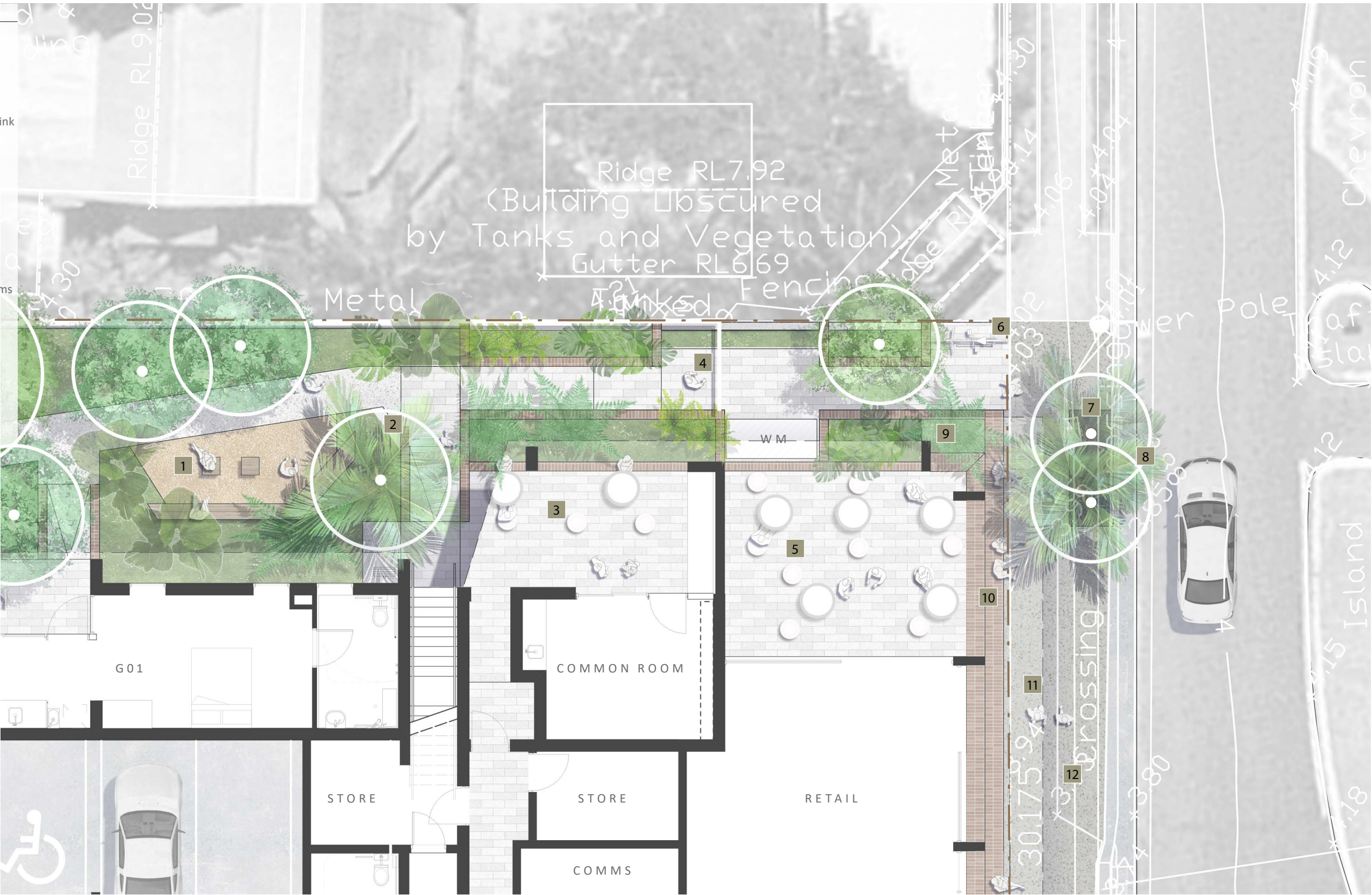


3.5 Detail Plan 2 - North Interface

Landscape Design

Legend

- 1 Informal seating to garden lounge
- 2 Layered palm planting
- 3 Stairway to suspended link
- 4 Secure gate to resident entry point
- 5 Elevated commercial terrace overlooking Station St
- 6 Bike park
- 7 Traffic-able tree grate
- 8 Clustered Bangalow palms
- 9 Street level planter
- 10 Linear seating to street interface
- 11 Awning above
- 12 Upgraded footpath to BSC specification



Sections & Elevations

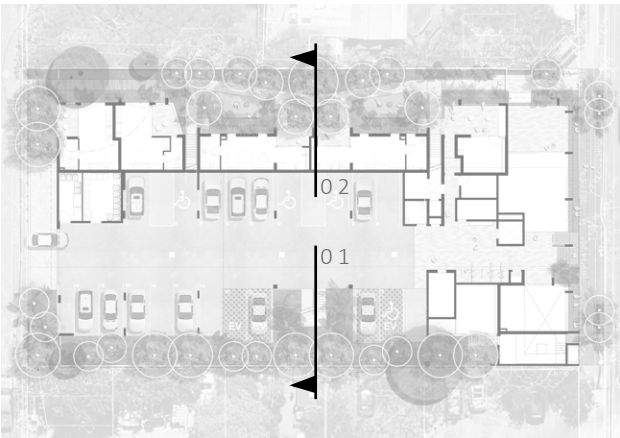


4.1 Section 1 & 2

Landscape Design

Legend

- | | | | |
|---|--|----|---|
| 1 | Adjacent commercial property to the south | 7 | Void to LVL2 |
| 2 | 1800 h security fence | 8 | Free standing planters with cascading species |
| 3 | Large subtropical trees to natural ground | 9 | Private walkway to boarding house terrace |
| 4 | Layered under storey planting | 10 | Layered planting to garden lounge in rear |
| 5 | Common stairway access to LV1 & 2 | 11 | Max 600 high concrete sleeper retaining wall |
| 6 | Large free standing planters with scale planting | 12 | Adjacent commercial property to the north |



Key



Section 1



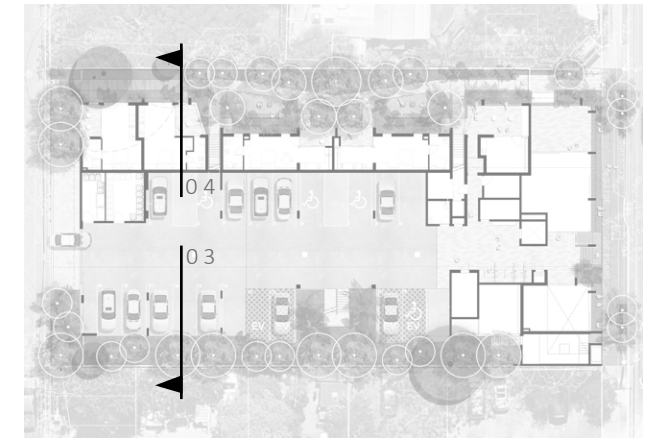
Section 2

4.2 Section 3 & 4

Landscape Design

Legend

- | | |
|--|--|
| 1 Adjacent commercial property to the south | 7 Void to LVL2 |
| 2 1800 h security fence | 8 Free standing planters with cascading species |
| 3 Large subtropical trees to natural ground | 9 Common walkway to staircase |
| 4 Layered under storey planting | 10 Existing ground line |
| 5 Private balconies | 11 Suspended walkway over retained SRZ/TPZ zones |
| 6 Large free standing planters with scale planting | 12 Retained trees 28, 29 & 30 (Ref arb report) |



Key



Section 3



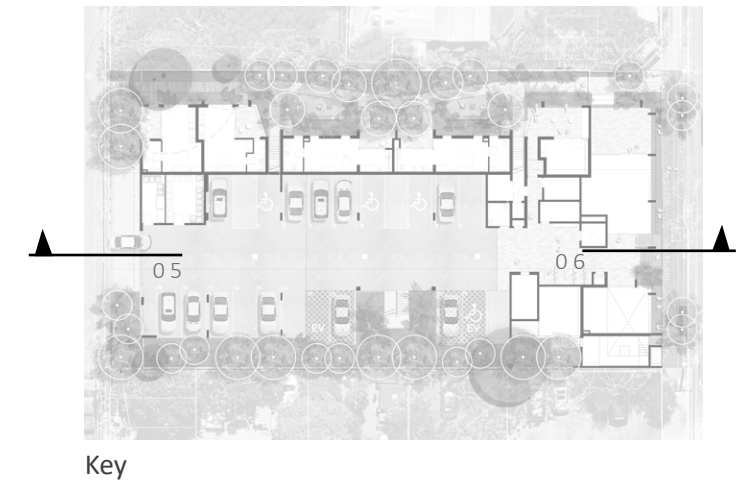
Section 4

4.3 Section 5 & 6

Landscape Design

Legend

- | | |
|---|--|
| 1 Resident mail box | 7 Driveway crossover |
| 2 Large free standing planters with scale planting | 8 Layered subtropical planting in rear |
| 3 Linear seating edge to Station St interface | 9 Canopy tree and palm groupings in rear |
| 4 Full width concrete footpath to council standards | 10 Secure roller door to car park entry |
| 5 Trafficable tree grates to palm locations | |
| 6 Bangalow palm clusters | |



Section 5



Section 6

4.4 Elevation 1

Landscape Design

Legend

- 1

Bangalow palm clusters
- 2

Linear seating element to street interface
- 3

Layered subtropical planting at public entry
- 4

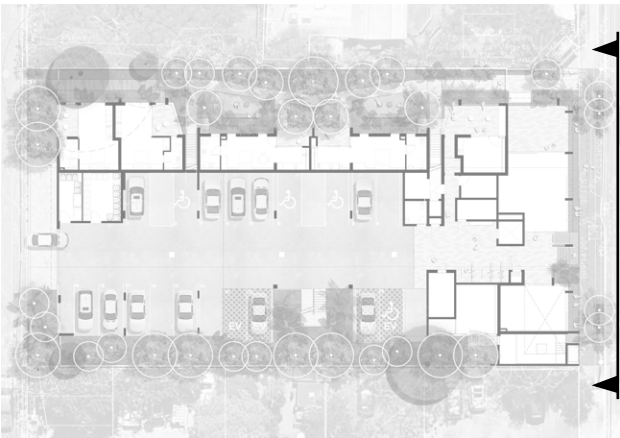
Public stairway connection to retail
- 5

PWD platform lift
- 6

Elevated alfresco space
- 7

Street level planter to private entrance
- 8

Secure gate for resident access



Key

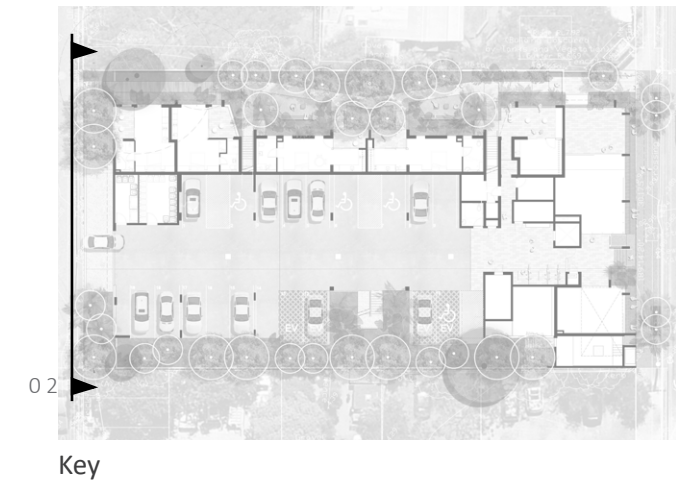


4.5 Elevation 2

Landscape Design

Legend

- | | |
|--|--|
| 1 Resident access point | 7 Street level planter to private entrance |
| 2 Secure gate for resident acces | 8 Secure gate for resident access |
| 3 Canopy tree planting to natural ground | |
| 4 Layered subtropical understorey | |
| 5 Bangalow palm cluster planting | |
| 6 Elevated alfresco space | |



Landscape Character



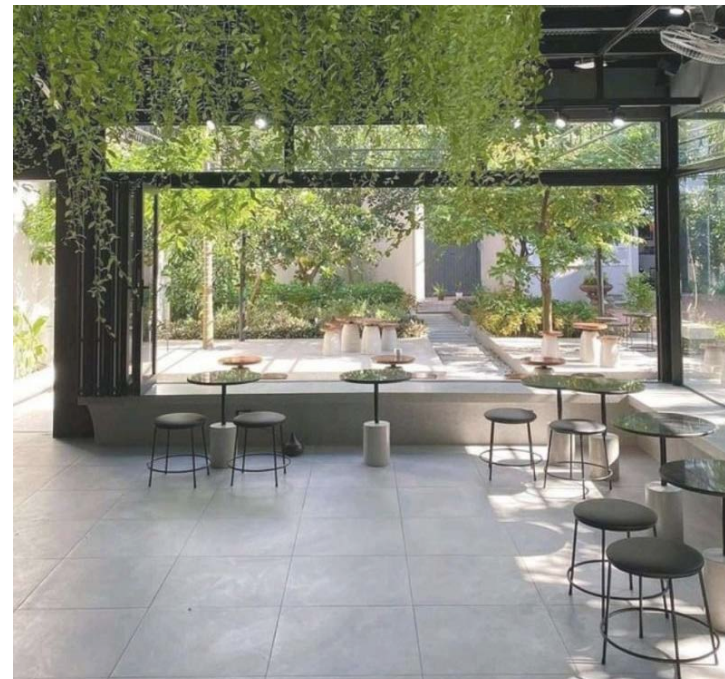
5.1 Reference Imagery

Landscape Character



5.2 Reference Imagery

Landscape Character



5.3 Indicative Plant Palette

Landscape Character

Tristaniopsis laurina
Luscious



Cyathea cooperii
Australian Tree Fern



Howea forsteriana
Kentia Palm



Lophostemon confertus
Brush Box



Waterhousia floribunda
Green Avenue



Alocasia brisbanensis
Cunjevoi



Licuala grandis
Ruffled fan palm



Asplenium nidus
Birds Nest Fern



Doodia aspera
Prickly Rasp Fern



Syzygium australe
Resilience



Pandorea jasminoides
Bower Vine



Cissus antarctica
Kangaroo Vine



Myoporum parvifolium
Creeping Boobialla



Isolepis nodosa
Knobby Club Rush



Hardenbergia violacea
Purple Coral Pea



5.4 Indicative Plant Palette

Landscape Character

Randia fitzlanii
Native Gardenia



Howea forsteriana
Kentia Palm



Archontophoenix cunninghamiana
Bangalow Palm



Elaeocarpus eumundii
Eumundi Quandong



Elaeocarpus reticulatus
Blueberry Ash



Casuarina glauca
Green Wave



Austromyrtus inophloia
Blushing Beauty



Ficus microcarpa
Green Island



Breynia oblongifolia
Coffee Bush



Cordyline strictiflora
Slender Lady Palm



Lomandra longifolia "Verday"
Verday



Dianella caerulea
Flax Lily



Adiantum formosum
Giant Maidenhair



Myoporum ellipticum
Coastal Boobialla



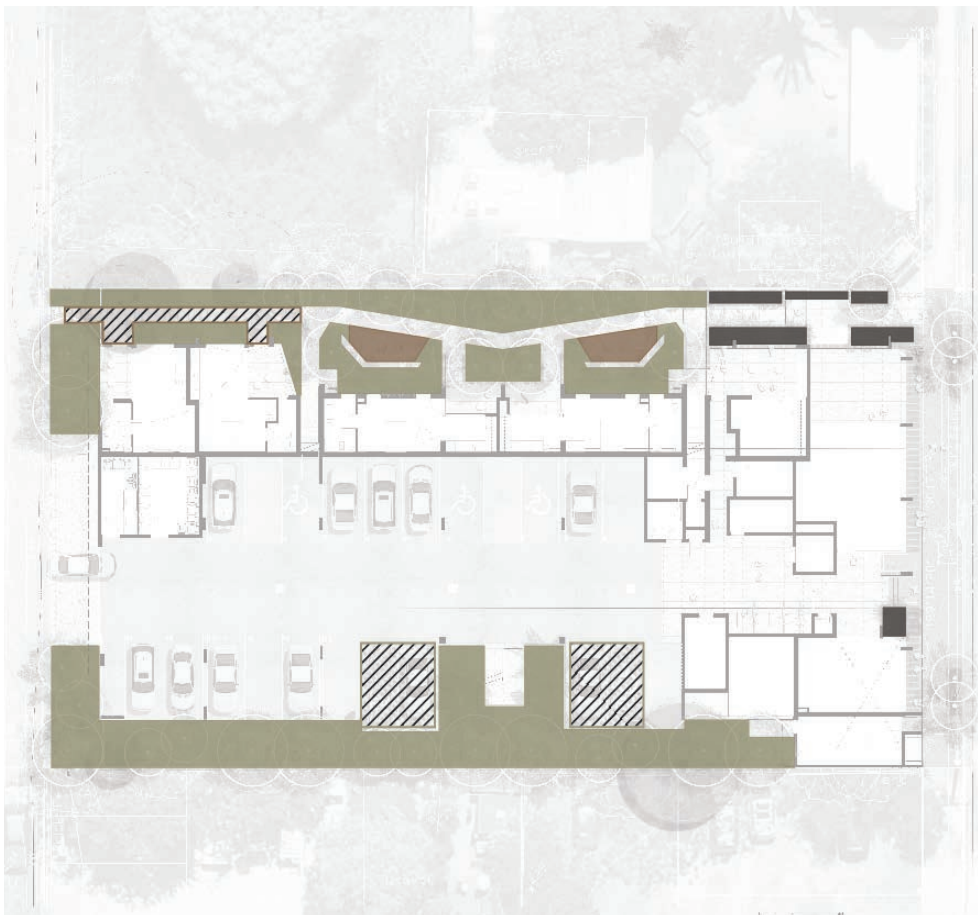
Viola hederacea
Native Violet



5.5 Ground Floor Structure Diagrams

Technical Details

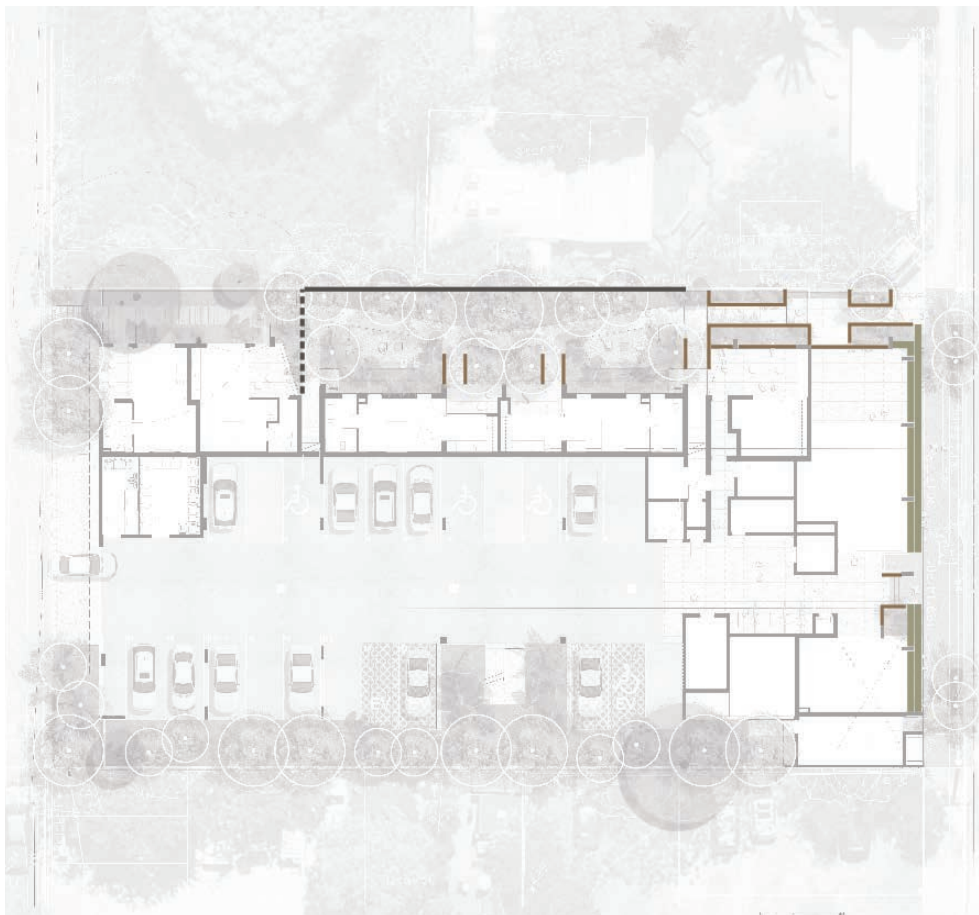
PLANTING DEPTH



Legend

	Gravel surface permeable pavement (root development zone)	16.667m2
	Grass pave permeable pavement (root development zone)	52m2
	Suspended permeable deck (root development zone)	20m2
	Planter connected to natural ground	19.71m2
	Deep planting to natural ground	318.7m2
	Total Site Area	1691 m2
	Deep Planting % of Site	18.8%

WALL TYPOLOGY



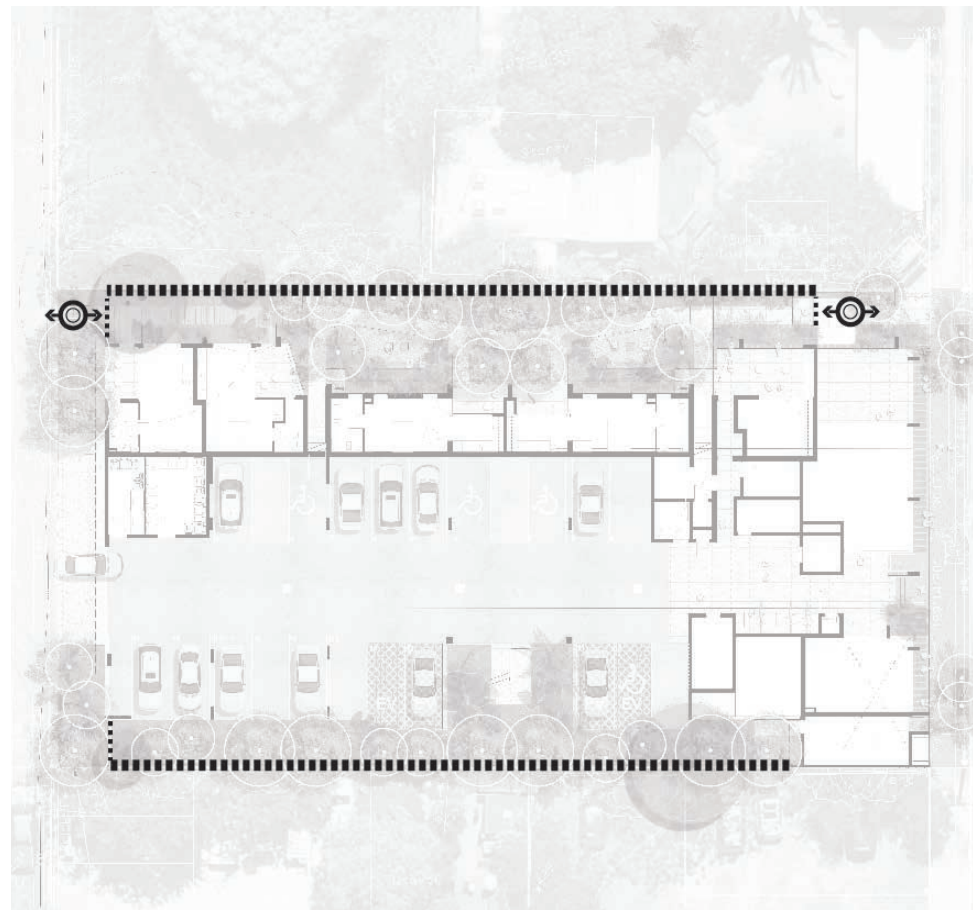
Legend

	2-500mm brick faced planter wall
	3-600mm high concrete sleeper retaining wall
	600mm high masonry retaining wall (sub surface)
	500mm high, two tiered brick faced seating wall

5.6 Ground Floor Structure Diagrams

Technical Details

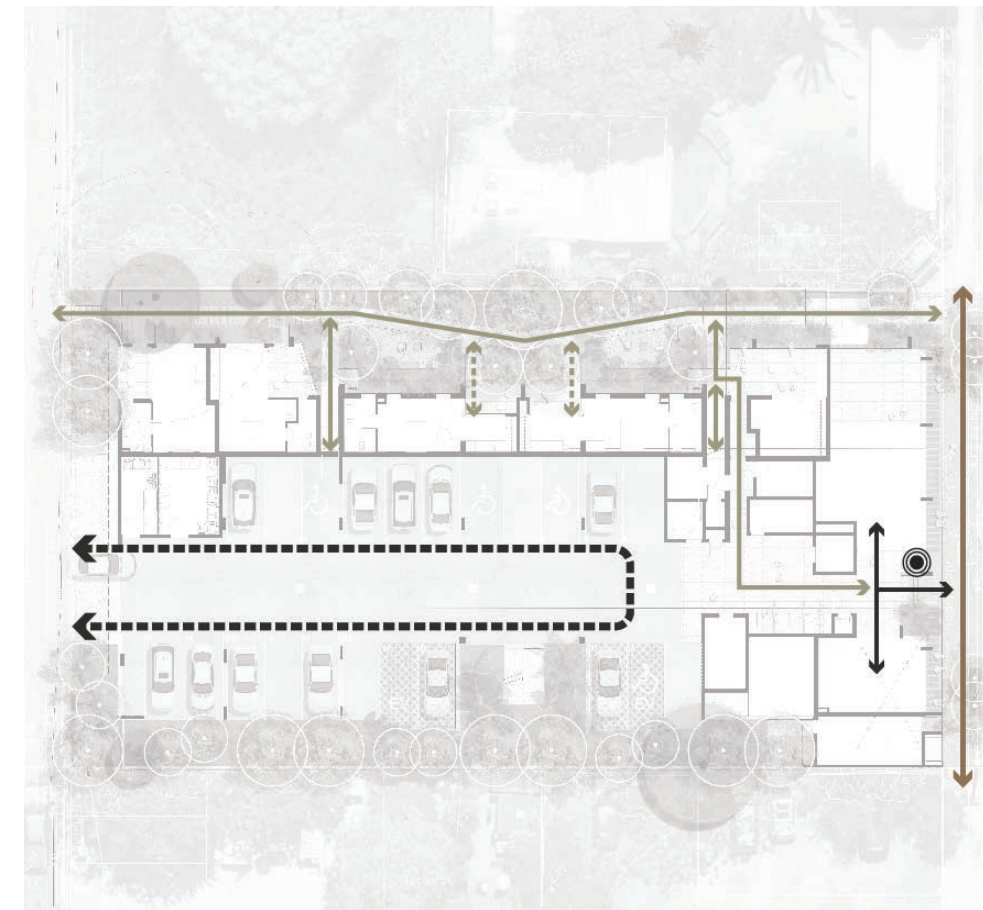
FENCING



Legend

- 1800h visually permeable fence
- ===== 1800h security / privacy fence
- ⊙↔⊙ 1800h security gate

CIRCULATION



Legend

- ↔ Common resident circulation path
- ↔ Private resident circulation path
- ↔ Public verge circulation
- ↔ Public internal circulation
- ⊙ Public PWD platform lift



IVY MAY
LANDSCAPE ARCHITECTURE