



# Urban Design Guidelines

## Bay Wharf Concept Development Application

Tweed Mall Shopping Centre  
Wharf Street, Tweed Heads NSW 2485



On Behalf of Elanor Investors Group

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# Introduction



## Purpose, Vision & Objectives

Located on the coast of northern NSW, Tweed Heads is well positioned near Coolangatta Airport, hospitals and universities and is in close proximity to the Gold Coast to the north and Byron Bay to the south. The Tweed Mall Shopping Centre, in the heart of the CBD, plays a vital role in servicing the community and is well connected to Pacific Motorway and potential future Gold Coast light rail.

The site presents an unique opportunity to create a destinational urban precinct for the Northern Rivers and Southern Gold Coast communities, showcasing the natural beauty of Tweed Heads and its emerging urban character.

These Urban Design Guidelines have been prepared as part of the Concept Development Application by CHROFI on behalf of Elanor Investors Group for the Tweed Mall Shopping Centre site at Wharf Street, Tweed Heads NSW 2485. They reflect the high-quality design outcome illustrated in the accompanying Urban Design Report and Reference Scheme and were developed from a careful investigation of the specific constraints and opportunities within the site and the broader context of Tweed Heads.

These Urban Design Guidelines are specific to this development and will assist in the creation of a successful urban design outcome for the Tweed Mall Shopping Centre and its surroundings. Careful consideration has been given to the project's overarching objectives of:

1. Housing supply and choice.
2. Maintaining and extending the commercial, retail, and educational function to drive employment.
3. Varied and quality publicly accessible space.
4. Stitch and connect to existing infrastructure.
5. Destination urban precinct for the region.
6. Catalyst project - economic, environmental & public success.

## Supporting Material

### Consultant Reports

A range of specialist reports and studies were commissioned to inform the Reference Scheme and Urban Design Guidelines. These documents provide additional information that supports the intent of these guidelines, and should be referred to in future design processes. A list of these documents is shown below:

- **Statement of Environmental Effects** | Sutherland & Associates Planning
- **Urban Design Report** | CHROFI
- **Landscape and Public Domain Report** | Turf Design Studio
- **Indigenous Engagement Plan** | Integral Group
- **ESD Report** | Integral Group
- **Economic Assessment** | Think Economics
- **Flood Statement** | Water Technology
- **Public Art Strategy** | Guppy & Associates
- **Traffic and Parking Assessment** | CBRK and Arup
- **Stormwater and WSUD Concept Master Plan** | Arup
- **Aviation Impact Assessment** | Aviation Projects
- **Waste Management Strategy Report** | Arup
- **Sewerage and Water Network Capacity Assessment and Site Servicing Report** | Arup
- **Acoustic Report** | Arup
- **Environmental Wind Assessment Report** | Arup
- **Preliminary Site Investigation** | El Australia
- **Arboricultural Impact Assessment** | Modern Tree Consultants

### Other Referenced Planning Documents

In developing and understanding the project requirements, the following documents were consulted:

- North Coast Regional Plan 2036, March 2017
- North Coast Regional Plan 2036 Implementation Plan 2017 - 2019, March 2017
- Tweed Regional City Action Plan 2036, 2022
- Tweed City Centre Plan 2011 - Vision
- Tweed City Centre Plan 2012 - LEP
- Tweed City Centre Plan 2011 - DCP
- Tweed Local Strategic Planning Statement - 2020
- Tweed Community Strategic Plan 2022-2032
- Tweed Community Facilities Plan 2019-2036
- Tweed Open Space Strategy 2019–2029
- Tweed Aboriginal Cultural Heritage Management Plan 2018
- Tweed Heritage Strategy 2020-2023
- Tweed Estuary River Management Plan
- Cool Towns – Tweed Shire Urban Forest Program
- Draft Design & Place SEPP 2021
- Draft Urban Design Guide 2021
- Draft Apartment Design Guide 2021



# Design Excellence Strategy

## Overview

Achieving design excellence is of paramount importance for the Tweed Mall project and is a fundamental reason for the production of the Urban Design Guidelines.

Design Review is a widely used, nationally and internationally accepted form of improving the design quality of projects and ensuring the achievement of design excellence. The design evolution of the Concept Plan and the vision expressed for the Tweed Mall project in these Urban Design Guidelines has been informed by a comprehensive Design Review process.

To ensure that design integrity is maintained for future detailed development applications, an ongoing Design Review process is required.

This Design Excellence Strategy outlines Design Review as an alternative framework to a competitive design process for the Tweed Mall project given the unique nature and complexity of the site and special circumstance of the proposal.

This strategy provides a robust way of achieving design excellence and maintains continuity with the Design Review process undertaken to date.

## Objectives

- A. Ensure design diversity is achieved.
- B. Achieve a high standard of design through urban design, architecture, materials, and detailing appropriate to the building use and location.
- C. Ensure the form and external appearance of buildings improve the amenity of the public domain.
- D. Ensure the buildings meet other design principles, such as solar access, natural ventilation, acoustics, wind, privacy, safety, and sustainability
- E. Ensure Design Integrity is retained throughout the life of the project

## Guidelines

- A. Design Excellence for the Tweed Mall project will be maintained through continuing Design Review undertaken by a Design Review Panel which is composed and operated generally in accordance with the Government Architect NSW Local Government Design Review Panel Manual (November 2022).
- B. The Consent Authority will be required to facilitate the formation of a design review panel (DRP) of either NSW Government Architect's – State Design Review Panel (SDRP) or Council's DRP. Where possible, DRP members that formed part of the review panel during the Concept Proposal stage should be retained to form part of the DRP for future detailed DAs.
- C. In addition to CHROFI and Turf Design Studio, designers are to be selected from the NSW Government Architect's 'Prequalification Scheme for Strategy and Design Excellence' or to collaborate with a prequalified architect.
- D. All built form development is required to demonstrate architectural diversity in development outcomes. The use of multiple architects, which includes both established and emerging architectural firms, is encouraged.
- E. All residential and non-residential development is to adhere to the Urban Design Guidelines, or to demonstrate superior outcomes of alternative design solutions.
- F. The following table outlines the Design Integrity and Design Review process required for the future development applications for the site with reference to Figure 1 below which identifies the relevant stages.

Stage	Designers	Design Excellence / Design Integrity Review
Stage 1	- CHROFI - Turf Design Studio	Prior to DA lodgement: - Design Review Panel review
Stage 2	- Diverse mix of designers	Prior to DA lodgement: - Design Review Panel review - Design co-ordination with CHROFI and Turf Design Studio, integrity review/letter
Stage 3	- Diverse mix of designers	Prior to DA lodgement: - Design Review Panel review - Design co-ordination with CHROFI and Turf Design Studio, integrity review/letter

- G. To ensure design integrity and to achieve a cohesive design outcome across the precinct, Stage 2 and Stage 3 shall be designed with the direction, coordination and advice of CHROFI and Turf Design Studio. Evidence of this coordination shall be provided in the form of a Design Integrity Report/Letter.
- H. Ensure future schemes retain, or are an improvement upon the approved Concept design or detailed development application, and that modifications do not diminish, detract or compromise the design quality and intent, the consent authority is to determine whether any proposed changes post approval are considered a material change to the design quality and intent and subsequently require an independent review by the Design Review Panel.

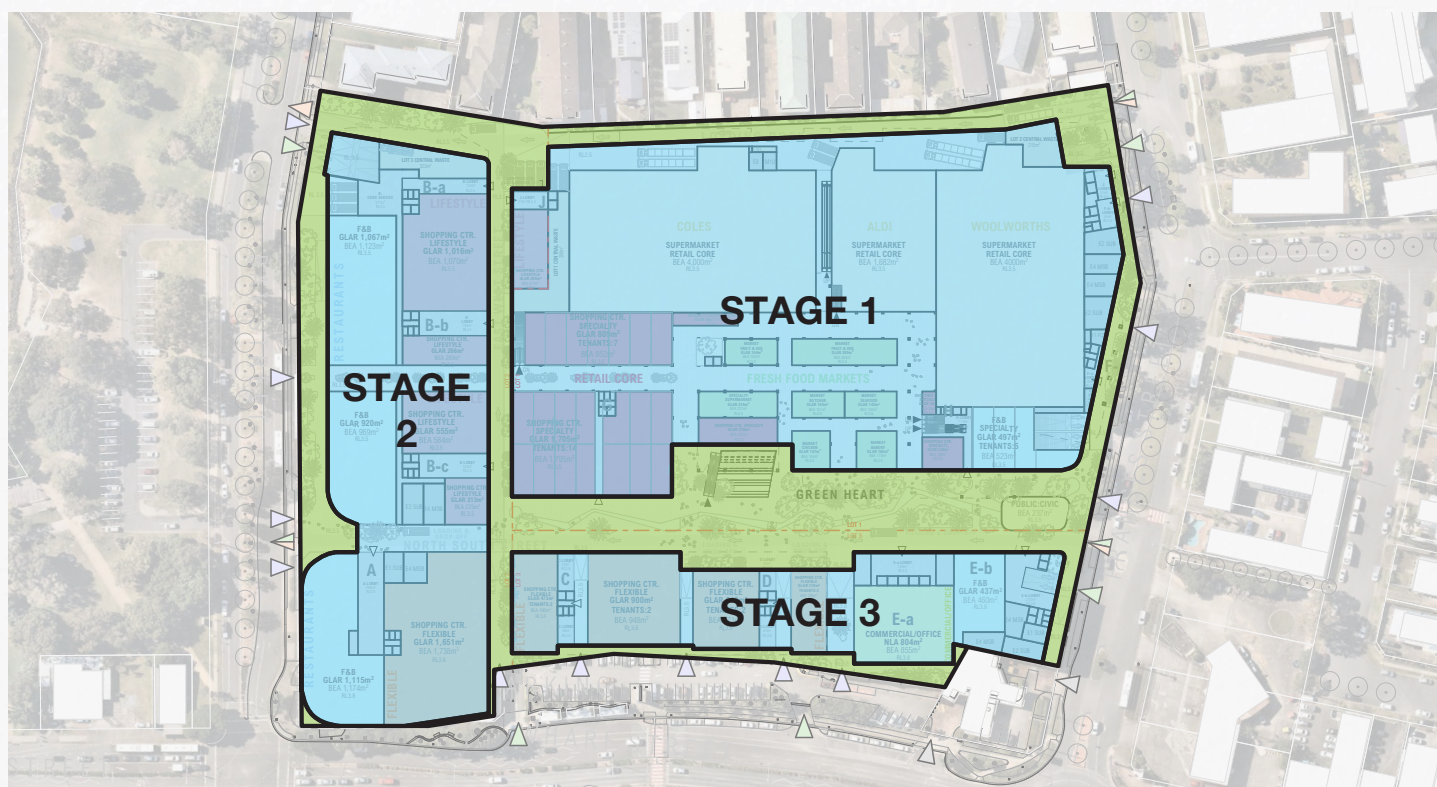


Figure 1 | Staging boundaries of the reference scheme.



## Urban Context

Despite being the city centre for the fastest growing area in the country, Tweed Heads is under performing in its role as a regional capital.

Tweed City Centre Plan 2011 is the key document that established the Vision, LEP and DCP of the city centre and identifies Tweed Heads as a major regional centre to capture the growth of the region, separated from ecologically sensitive areas of the area. It aims to deliver new jobs, increase housing choice, quality urban precincts, and provide range of regional functions.

Tweed Heads is identified as a regional centre to provide employment, public services and functions and offer recreational activities to the community. The city centre has the capacity to consolidate meaningful infrastructure that can serve the wider local community, beyond the boundaries of the city. These opportunities are of regional significance, and can't be easily provided in smaller local towns.

The Tweed Heads City Centre also has the potential to accommodate the region's booming housing demand through its access to civic infrastructure, while reducing the urban sprawl and minimising impacts on the sensitive natural amenity of the wider region.



Tweed Mall Aerial (2022)



Retail along Wharf St



Empty Tenancies along Bay Street



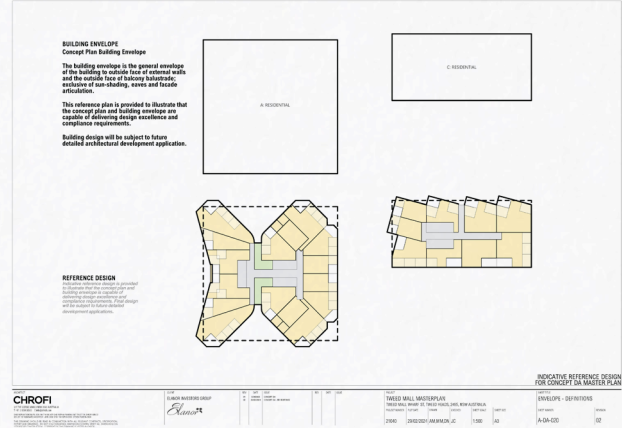
# Indicative Envelope

The envelopes provide guidance as to the anticipated locations and form of future buildings.

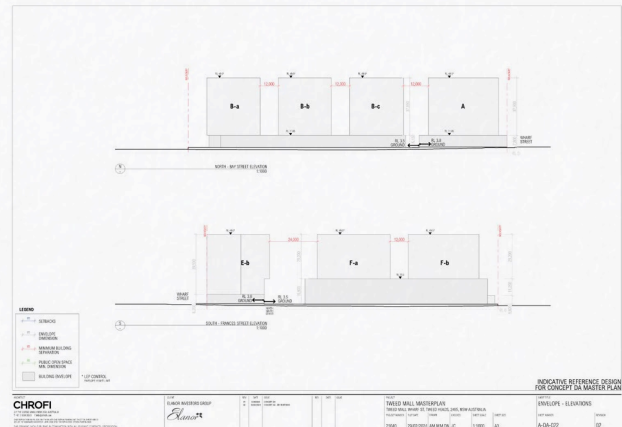
Building envelopes are a guide only and flexibility is available for detailed building designs to achieve variations to the envelopes. These need to demonstrate, to the satisfaction of the Design Review Panel, that the intention of the overall site structure and arrangement of buildings, and the objectives expressed in these Urban Design Guidelines, ADG, and other statutory requirements, are achieved.

## Guidelines

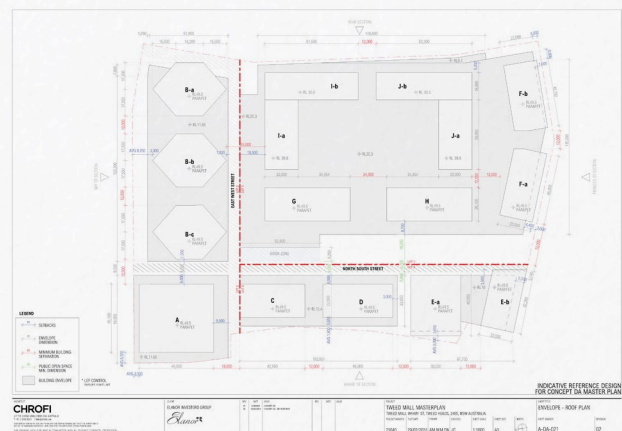
1. The building envelope is the general envelope of the building to outside face of external walls and the outside face of balcony balustrade; exclusive of sun-shading, eaves and facade articulation. The reference plan is provided to illustrate that the concept plan and building envelope are capable of delivering design excellence and compliance requirements.
2. Detailed buildings are to generally conform to the building envelopes.
3. Variation to the building envelopes is possible where it can be demonstrated, to the satisfaction of the Design Review Panel, that the development remains consistent with the overarching site structure and vision as expressed in these Urban Design Guidelines.



Indicative envelope definition.



Indicative envelope elevations.

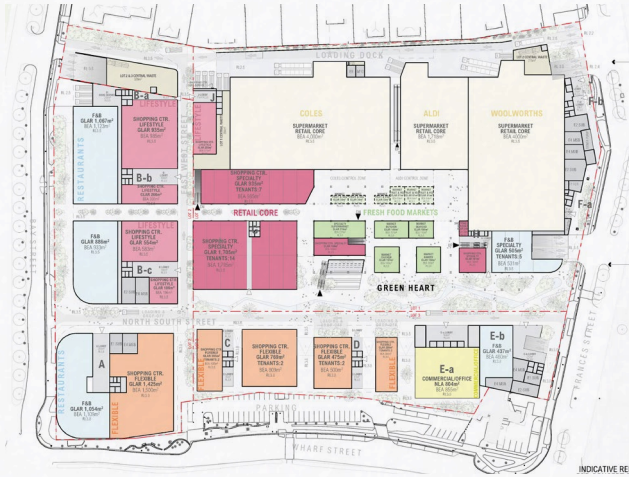


Indicative envelope roof plan.

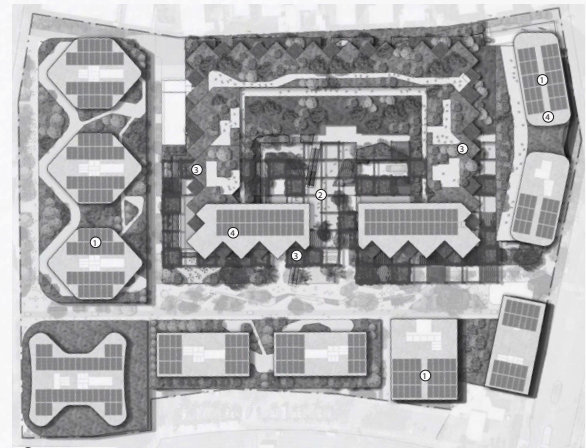


## Concept Plan Reference Scheme

This reference plan is provided to illustrate that the concept plan and building envelope are capable of delivering design excellence and compliance requirements. Building design will be subject to future detailed architectural development application.



Ground Floor Plan



Roof Landscape Plan

Artists Impression



Artists Impression: Green Heart





Design Guidelines

# Urban Structure



# 01. Site Permeability

## Objectives

- Provide a legible urban structure of streets, lanes and arcades integrated into the broader urban context and enhancing local amenity.
- Ensure the urban structure supports accessibility from neighbourhoods to destinations, both in and out of the site.
- Provide hierarchy of urban connections for improved orientation, legibility and varied mix of high-quality public spaces.
- Create a pedestrian focused public domain by minimising through-site traffic and reducing overlapping of vehicle and pedestrian movements.
- Provide a variety of activity suitable for an urban environment, during the day and night.

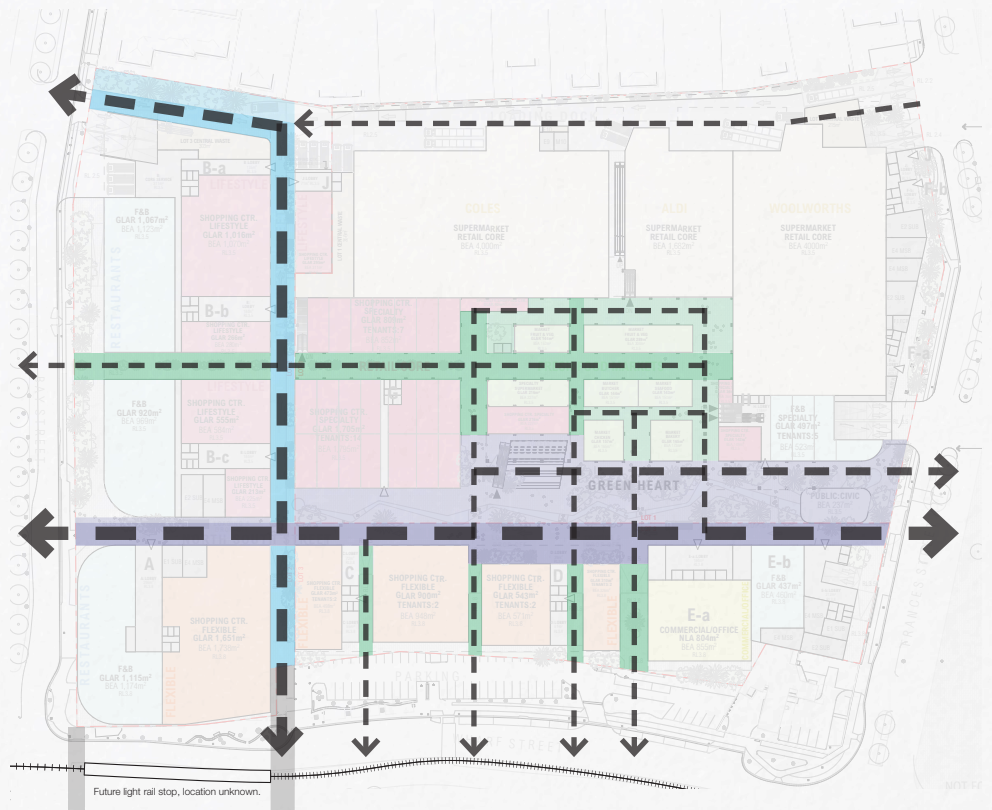
## Guidelines

- Through site links should be shared zones, with speed reduction measures introduced to give priority to pedestrian movements.
- Small rigid light loading can occur for smaller tenancies along the through-site links, with larger vehicle loading occurring in the dedicated loading corridor.
- Taxi and rideshare drop-off should be provided along the through site links
- The use of kerbs should be avoided, with level access and consistent floor surface materials used across pedestrian and vehicle areas.
- Long-term parking should not be provided along the through-site links.



Shared vehicle and pedestrian zone.

- North-South Through-Site Link
- East-West Through-Site Link
- Other Connections





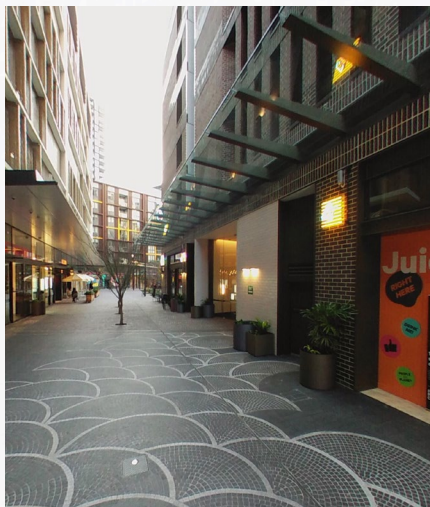
## 02. Wayfinding & Building Entries

### Objectives

- A. Ensure residential building entrances are easily accessible and identifiable from the public domain
- B. Connect residents with nearby public amenity.
- C. Provide clear wayfinding for building lobbies.
- D. Improve public safety.

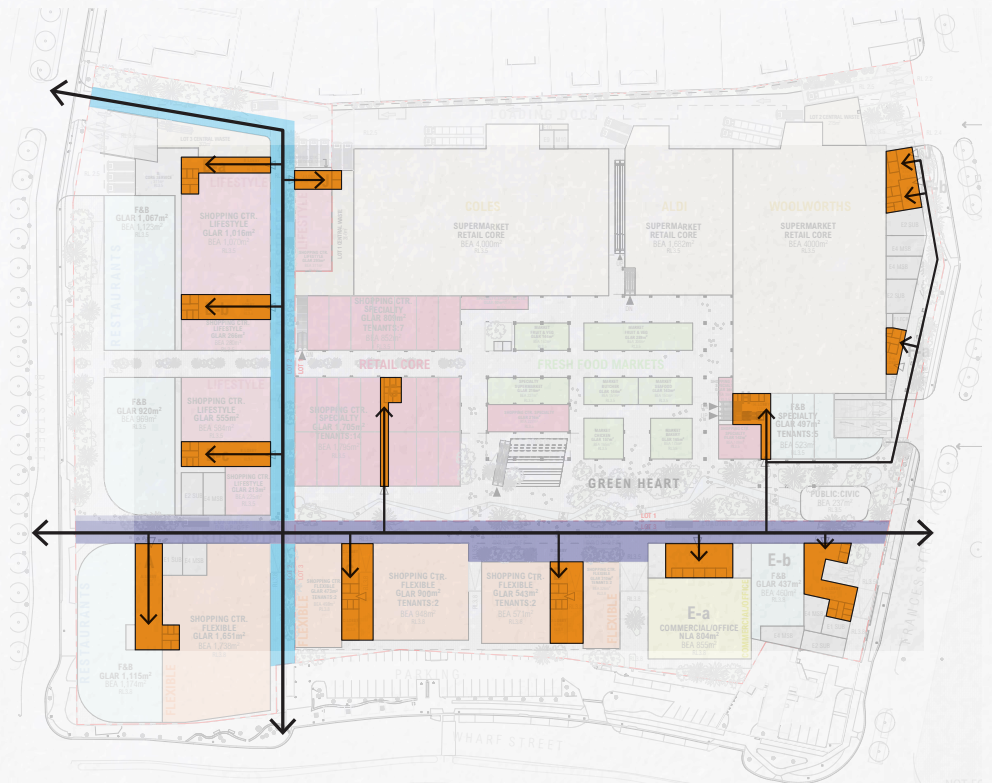
### Guidelines

1. Primary entries for residential buildings should be accessed directly from the North-South, East-West through-site links where possible.
2. Building entries should have signage and be of an appropriate scale to be clear to pedestrians navigating the site.
3. Through-site links should be appropriately named and designed to facilitate navigation.
4. Provide passive surveillance and activation to the North-South and East-West through-site links.



Darling Square, lobby entry.

- Primary Access
- North-South Through-Site Link
- East-West Through-Site Link
- Lobbies



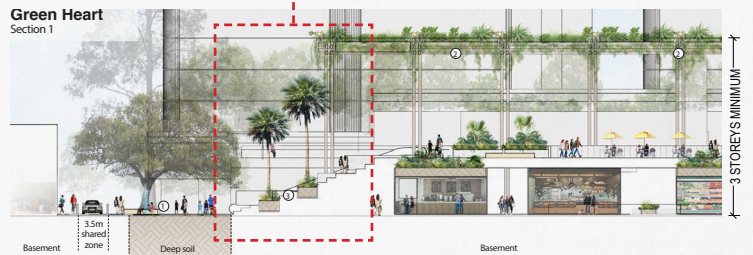
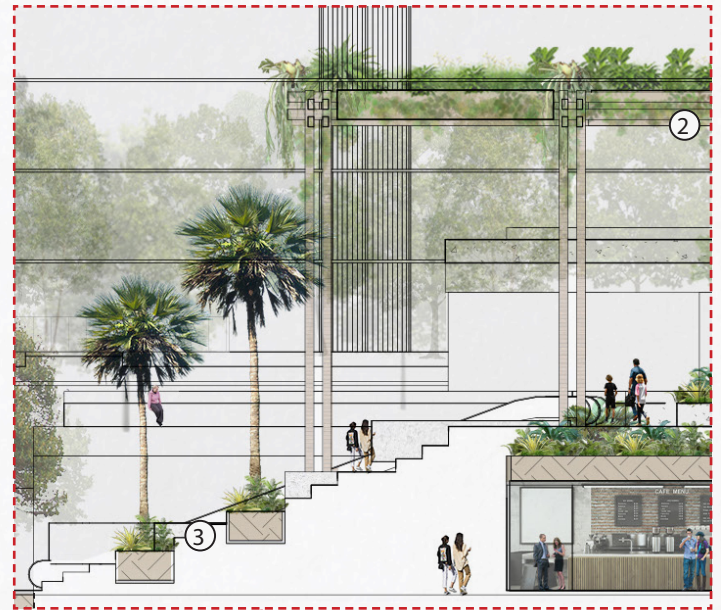
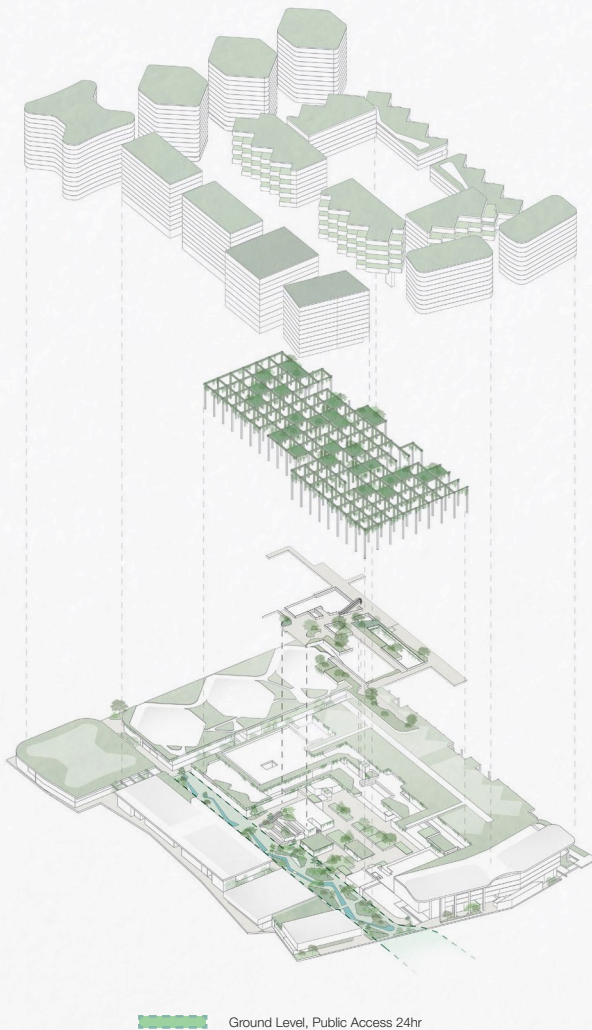
## 03. Green Heart

### Objectives

- A. Ensure a generous, open-air, deep-greened, space in the centre of the site to serve both public and commercial spaces.
- B. Provide high-quality public spaces for informal and formal gatherings.
- C. Ensure a subtropical character is introduced to public and commercial spaces.
- D. Provide generous dwell spaces, beyond that used for commercial circulation.
- E. To reduce stormwater runoff and improve quality.

### Guidelines

1. The primary circulation of commercial and retail uses, is to form part of this precinct.
2. Spaces for public gathering are to be of high design quality and accessible.
3. Open-air dwell spaces, ample shade, and subtropical planting should be provided wherever possible.





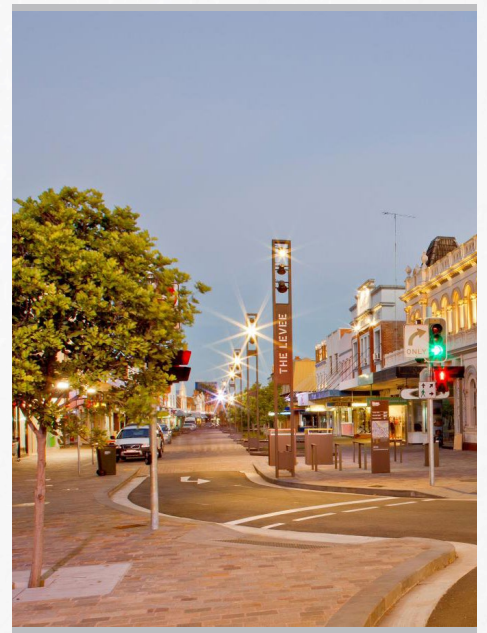
## 04. Bay Street Precinct

### Objectives

- A. Open public streets connecting the user to adjacent street networks, parks, public spaces and the Tweed river foreshore.
- B. Fostering a dynamic environment accommodating various activities, social interactions and community engagement.
- C. Highly activated frontage with F&B and public activities.
- D. Intense green street landscaping.
- E. Emphasis on optimising areas for community engagement through shared spaces.
- F. A seamlessly integrated permeable network of natural corridors and green links to bay street.
- G. Public spaces with gardens, tree canopy and street furniture.
- H. Encourage active transport.

### Guidelines

- 1. Comply with all relevant Tweed Shire Council planning requirements.
- 2. Maximise retention or replanting of existing mature trees in street reserve and lot.
- 3. Provide replacement trees (1:1 offset ratio).
- 4. Prioritise locally sourced endemic/native species.
- 5. Street pavers must be permeable for site drainage.
- 6. Provide additional street tree and understorey planting to facilitate cool pedestrian networks and contribute to the 'Tweed Shire Urban Forest Program'.
- 7. A mix of endemic/native understorey, groundcovers and trees that reflect the Tweed Shire Council Development Design Specification D14 Landscaping Public Space (2018) Appendix C 'Tree Species Selection Tables'.
- 8. Integrate a variety of cycle parking options seamlessly into public spaces, including bike racks, lockers, and wall-mounted storage solutions.



The Levee, MCGREGORCOXALL, 2013 Cantral Maitland, Australia



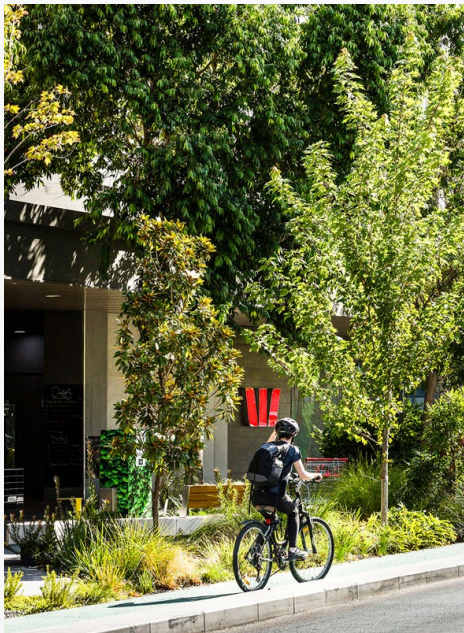
## 05. Wharf Street Precinct

### Objectives

- A. Commercial, large format retail destination.
- B. Significant tree canopy providing high amenity walkable streets whilst mitigating urban heat.
- C. Transformational breakout spaces for retail, play and outdoor dining opportunities.
- D. A densely landscaped, pedestrian-friendly street fostering connectivity and providing easy access to Green heart.
- E. Lined with lush greenery and prioritising dedicated bike lanes seamlessly weaving through the urban landscape connecting key neighborhoods, parks, and communal spaces.

### Guidelines

- 1. Comply with all relevant Tweed Shire Council planning requirements.
- 2. Maximise retention or replanting of existing mature trees in street reserve and lot.
- 3. Provide replacement trees (1:1 offset ratio).
- 4. Prioritise locally sourced endemic/native species.
- 5. Street pavers must be permeable for site drainage.
- 6. Provide additional street tree and understorey planting to facilitate cool pedestrian networks and contribute to the 'Tweed Shire Urban Forest Program'.
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Malop Street, OUTLINES, 2017, Geelong, Victoria, Australia



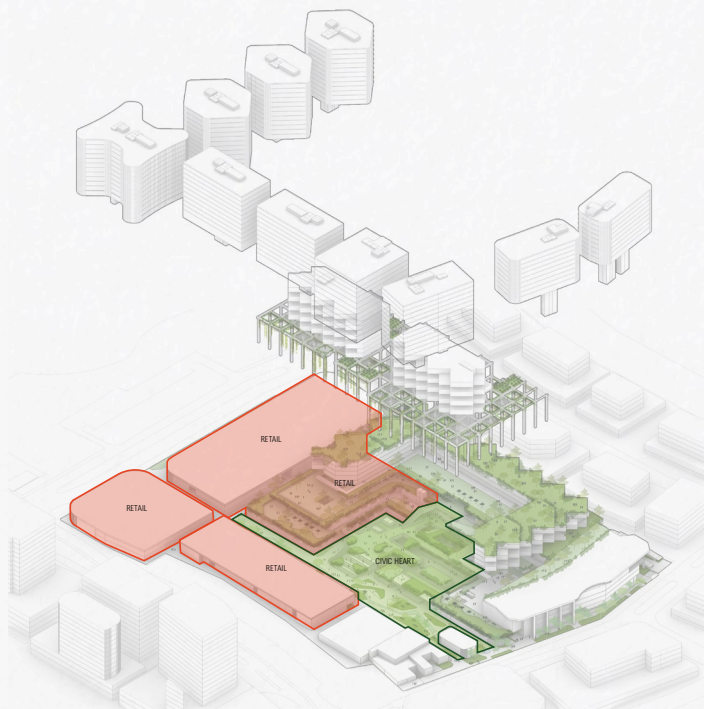
## 06. Mixed-Use & Day-Night Activation

### Objectives

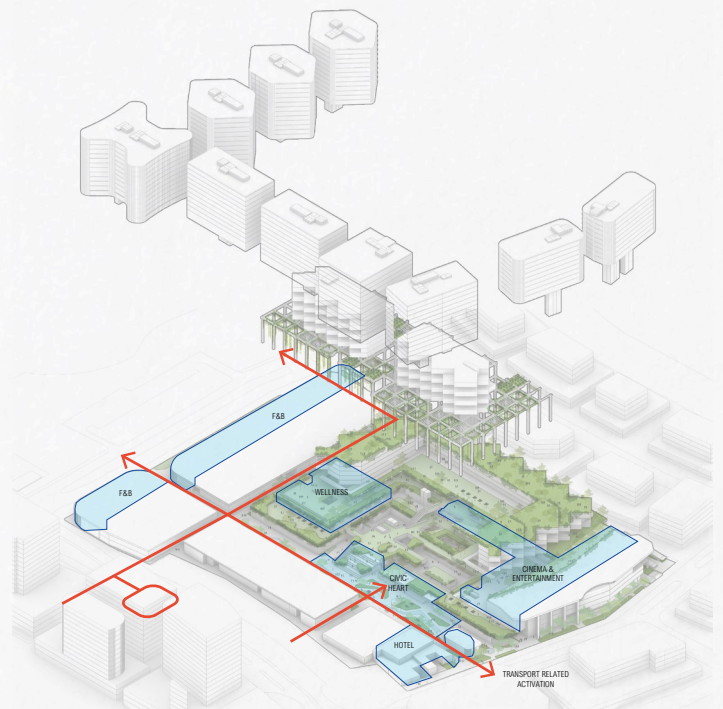
- A. Provide a safe public environment during all hours of the day and night.
- B. Provide a variety of commercial offerings, beyond 'essential services' retail.
- C. Create a vibrant and dynamic place to live.

### Guidelines

- 1. Night time commercial uses should be provided, such as, late trading food and beverage, entertainment, and cinemas.



Day Activation



Night Activation



## 07. On-Site Parking

### Objectives

- A. Provide convenient access and on-site parking for retail patrons.
- B. Provide sustainable parking initiatives.

### Guidelines

- 1. Parking entries should be clear and direct for retail patrons.
- 2. Car park circulation should be clear and have a sense of movement hierarchy between distribution aisles and parking aisles.
- 3. Sustainability measures such as car-share, adaptable parking, opt-in parking, and considerations to staggered peak demands should be introduced, if possible, to reduce the overall number of parking spaces.





Design Guidelines

# Public Domain & Landscape



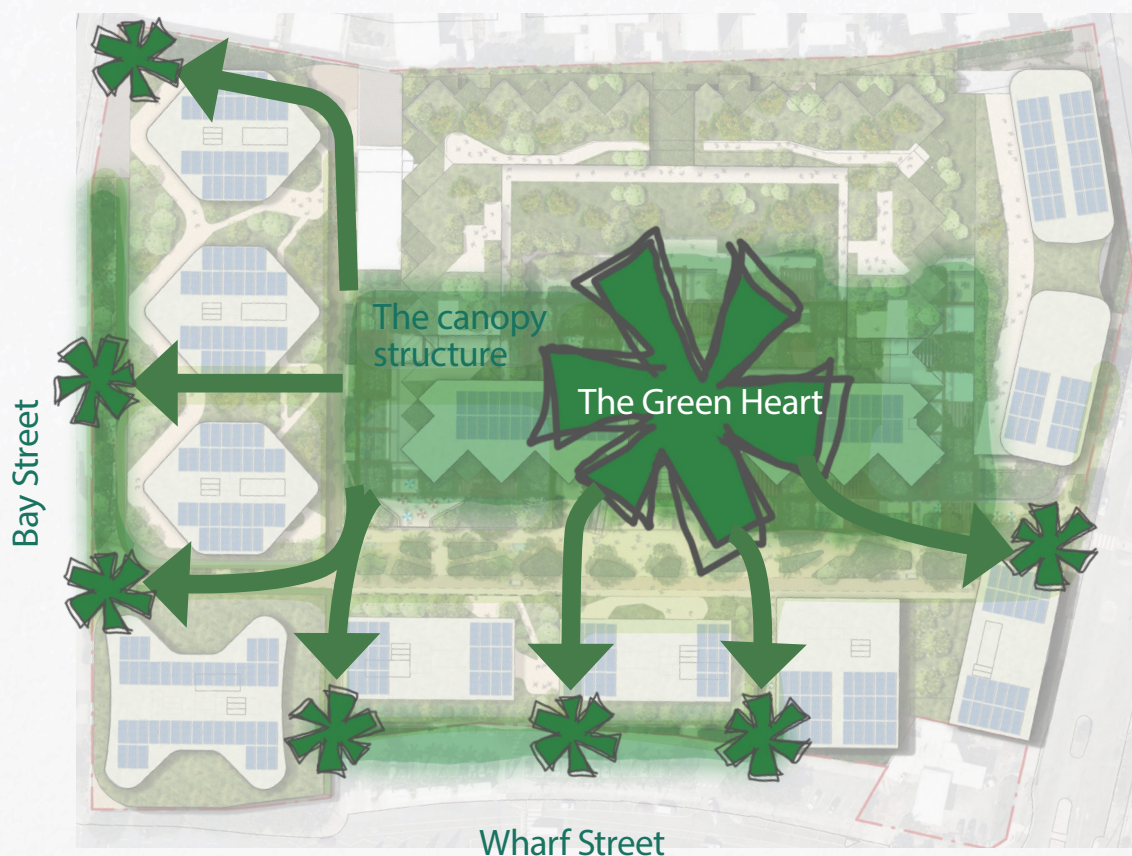
## 08. Site Design Principles — Deep Green

### Objectives

- A. A deep green precinct that is multi-leveled and has a highly unique character.
- B. Welcoming landscape portals that are located at public thresholds/interfaces.
- C. A comfortable and safe environment.
- D. Showcase endemic species in planting palette

### Guidelines

- 1. Multi-layered planting in hanging planter boxes and on awnings reflect the character of the green heart
- 2. Maximise permeability in deep soil zones.
- 3. Structural setbacks along site perimeter where feasible and appropriate.
- 4. 90%+ native planting palette.
- 5. Consideration for CEPTD in landscape design with public spaces that receive high levels of passive surveillance.
- 6. Maximise passive cooling through shading from landscape and water sensitive urban design features where feasible and appropriate.



Indicative  
reference  
scheme





## 09. Site Design Principles — Green Heart

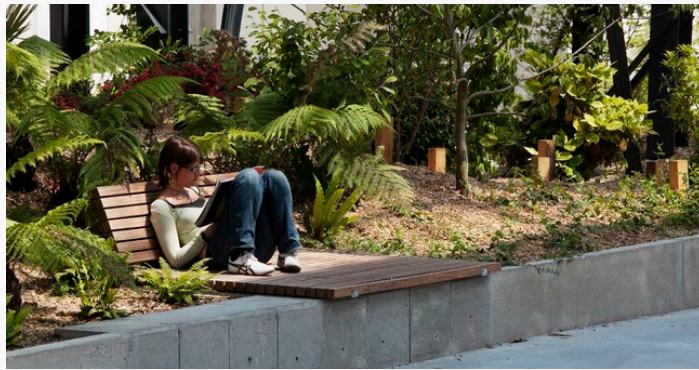
### Objectives

- A. Foster a thriving urban precinct that is active throughout the day, evening and night.
- B. Open to the sky and connected to nature.
- C. Multi Level and destinational public domain.
- D. Story Telling through water, planting and art.
- E. Green heart with layers of plantings within urban canopy super structure.
- F. Promote community health through biophillic design and opportunities to interact with nature.
- G. Promote flexible open spaces that have hybrid uses.
- H. Urban canopy promotes cooling and deep green.

### Guidelines

- 1. Accessible to the public 24/7
- 2. Provide a mix of retail, civic and public space activities.
- 3. Collaborate with community to create a dynamic and highly active urban environment.
- 4. Provide adequate and flexible seating/bleachers for community gathering, leisure and temporary events.
- 5. Consider retail uses, entrances, movement zones and required amenities and make appropriate spatial provisions.
- 6. Maximise greening

### Character precedents





## 10. Site Design Principles — Green Heart Canopy

### Objectives

- A. Utilise a mix of cascading and climbing planting to reinforce the deep green character of the precinct.
- B. Utilise wire trellis systems and climbing plant species on the canopy structure columns to enable/ mimic rainforest character.
- C. Showcase diverse, locally endemic, colourful flora. Refer to landscape design and species selection.
- D. Bespoke elevated planters reflect the material and character of precinct urban elements.
- E. Maximise the longevity of rooftop greening and minimise the need for access through integrating automated maintenance systems.

### Guidelines

- 1. Drainage, watering and maintenance requirements to be in accordance with engineers specification.
- 2. All elevated planters must not determent a safe and comfortable condition for public open spaces below.
- 3. Species selection to consider planter maintenance requirements, soil conditions, drainage, watering requirements, sunlight exposure, wind exposure and all other factors that may impact longevity of greening solution.

### Elevated planter precedents

Sub-base Platypus, Sydney NSW — ASPECT Studios



River Green, Brisbane QLD — Hassell Studio





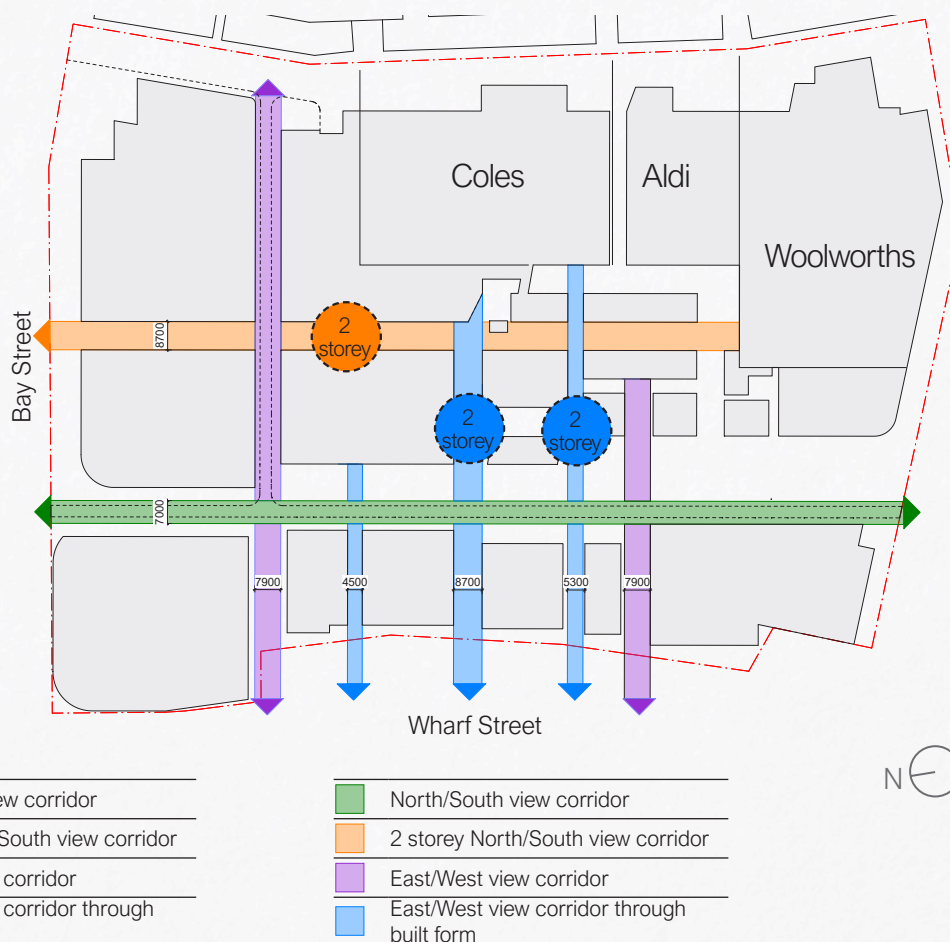
## 11. Street Level — Site Lines

### Objectives

- A. A connected and legible pedestrian network.
- B. Provide a variety of different pathway typologies and conditions to facilitate different forms of movement.
- C. Character and offering of the precinct visible from the surrounding streets
- D. Generous and welcoming pedestrian thresholds into site.

### Guidelines

- 1. Maintain clear unobstructed view lines to maximise legibility and wayfinding.
- 2. From the surrounding streets you can achieve clear, linear, visual and physical connections to the retail core as per the control plan.
- 3. Safe environments protect pedestrians from share zones.



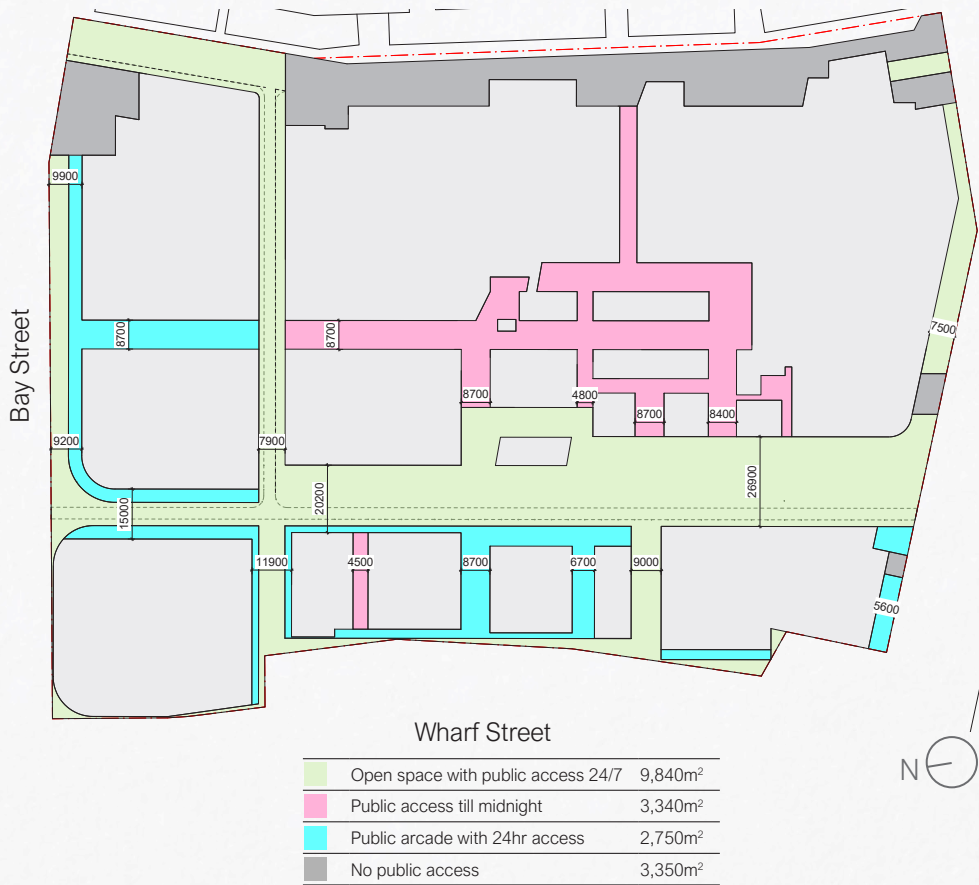
# 12. Street Level — Open Space Structure Plan

## Objectives

- A. Open spaces with public access 24/7 are well lit, safe, accessible and inclusive environments.
- B. Utilise smart technology and innovative design solutions.
- C. Promote flexible spaces by considering movable and retractable elements. Eg temporary closures to vehicle lanes for markets or events.
- D. Provide a varied range of experiences and destinations.

## Guidelines

- 1. Maximise amount of open space with public access 24/7
- 2. Internal public circulation spaces and covered arcades should be well lit during accessible hours.
- 3. Minimise areas of no public access.
- 4. Ensure a safe and usable environment for all.
- 5. Ensure adequate inclusive and accessible elements used.
- 6. Minimum widths of all through site connections as per plan below.





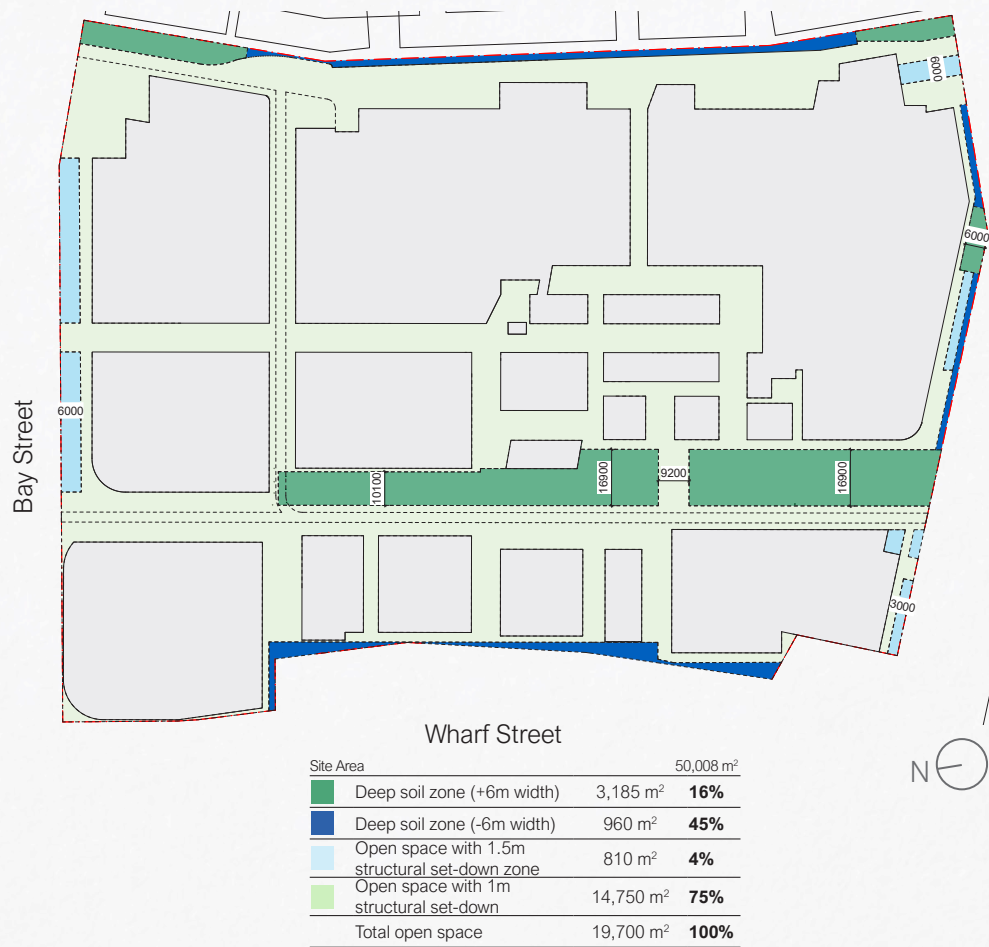
# 13. Street Level — Deep soil & soil on structure

## Objectives

- A. Where possible and appropriate utilise the structural and planting zone to provide adequate soil depth for in-ground planters, prioritising along public open spaces.
- B. Large shade trees located in the deep soil zones in the centre and southern end of the green heart.
- C. Utilise deep soil zones on the perimeter of the site adjoining residential lots to buffer from the commercial development.








## Guidelines

- 1. Utilise structural set-down of 1m for planting in ground and soil vaults for tree pits
- 2. Maximise planting in deep soil zones where not impacting main movement corridors
- 3. Prioritise large tree planting in deep soil zones.
- 4. Provide a continuous network of tree vaults under hardstand, connecting all planters in deep soil zones.
- 5. 1.5m depth x 6m width basement set-down adjoining site boundary.



## 14. Street Level — Landscape Character Structure Plan

### Objectives

1.  100% planted zones with medium trees along site perimeter which buffer from surrounding roads and properties and maximise softscape in deep soil zones.
2.  1 to 3m flex zone of planting and breakout space for alfresco dining adjoining active frontages.
3.  Planting awnings along active frontages. Multi-level hanging planter boxes with cascading and climbing species reflect the deep green character of the green heart at key site thresholds.
4.  Covered pedestrian links with street level planting in 1m structural set-down and hanging planter boxes where feasible and appropriate, no more than 25% softscape coverage.
5.  50% softscape and 75% canopy coverage comprised of primarily endemic species. Permeable surfaces where feasible and appropriate. Passive recreation and retail breakout zone. Priority shade zone with landscape features like water play and alfresco dining.
6.  Green heart 25% softscape and 25% canopy cover comprised of primarily endemic species. Non-permeable surfaces preferred as main movement zone.
7.  75% softscape 75% canopy coverage comprised of primarily endemic species. Permeable surfaces where feasible and appropriate. Priority shade zone for large tree planting.





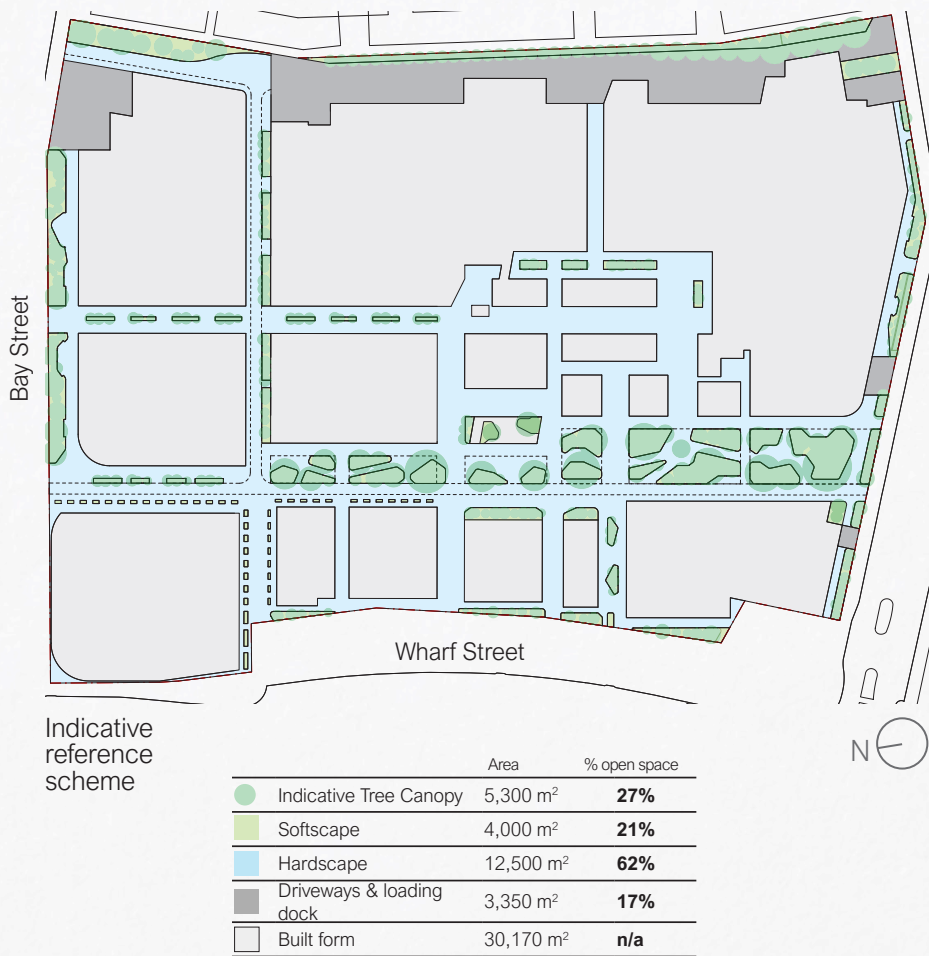
# 15. Street Level — Landscape Structure Plan

## Objectives

- A. Increase canopy cover to reduce urban heat island effect, provide for ecological movements and maximise natural cooling of open spaces.
- B. Promote sustainable landscapes by planting large trees that will provide lasting benefit and legacy.
- C. Create a strong green heart and deep green urban environment through the use of a range of tree sizes and structural complexity in planting.

## Guidelines

1. Provide a mix of small, medium and large trees.
2. Maximise retention or replanting of existing mature trees in street reserve and lot.
3. Provide replacement trees (minimum 1:1 offset ratio).
4. Provide canopy trees and understorey to facilitate cool pedestrian networks and contribute to the ‘Tweed Shire Urban Forest Program’.
5. Showcase locally endemic and culturally significant flora, using civic spaces as an educational resource.
6. Planting and canopy should not impede main paths of movement.



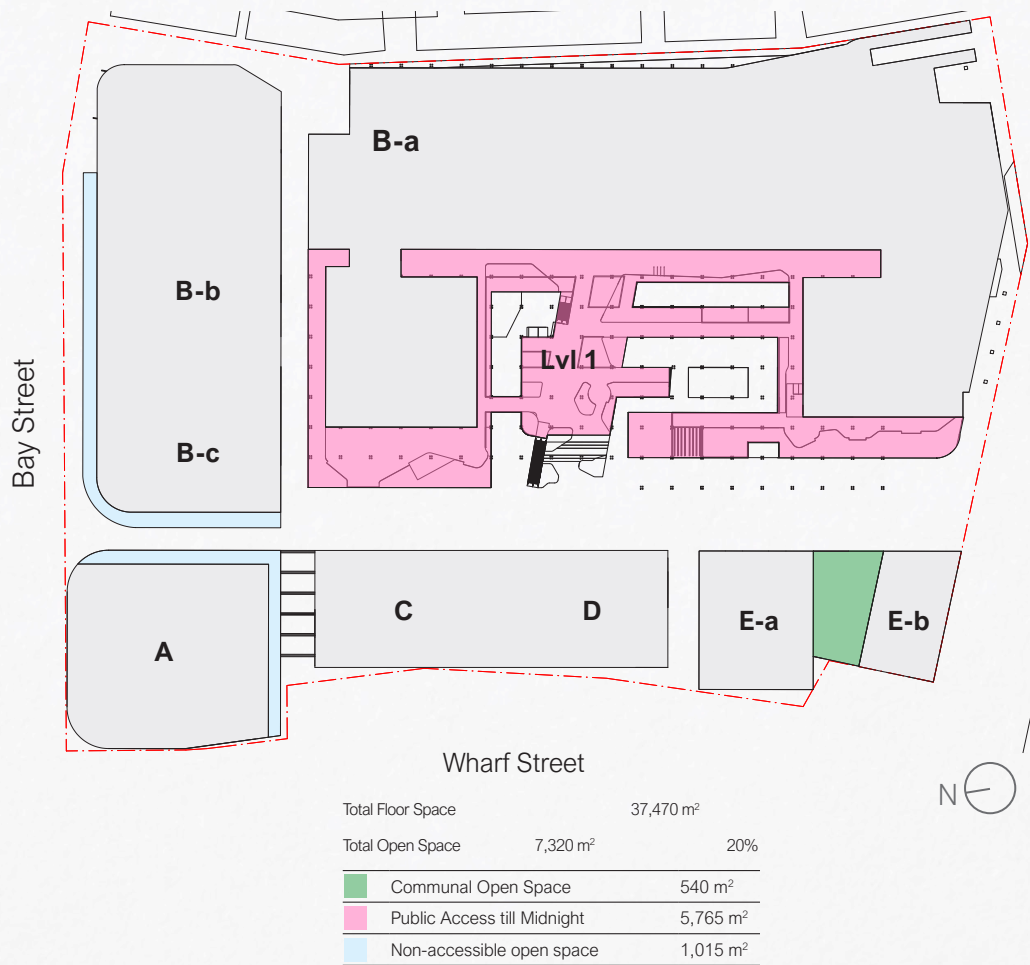
# 16. Podium — Level 1 Open Space Structure Plan

## Objectives

- A. Provide a varied range of experiences and destinations relating to adjacent built form function.
- B. Foster the deep green precinct character with extensive planting and the design of cool, shady spaces
- C. Utilise awnings to maximise planting and bring the character of the green heart to the street frontages.
- D. Inclusive, safe and welcoming spaces for all people.

## Guidelines

- 1. Covered public spaces should be well lit during accessible hours.
- 2. Non-accessible open spaces should maximise planting potential where feasible and appropriate
- 3. Utilising structure to extend the character of the green heart with multi-layered hanging planter boxes
- 4. Ensure a safe and usable environment for all.
- 5. Ensure adequate inclusive and accessible elements used.





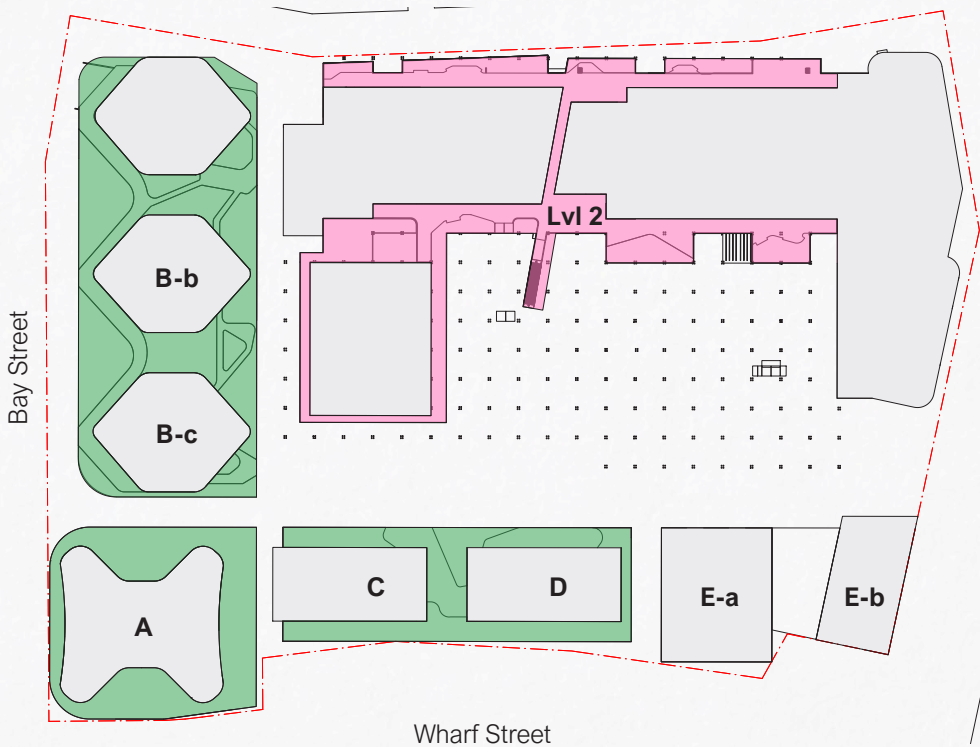
# 17. Podium — Level 2 Open Space Structure Plan

## Objectives

- A. Provide a varied range of experiences and destinations relating to adjacent built form function.
- B. Utilise extensive podium space to showcase endemic planting
- C. Foster the deep green precinct character with extensive planting and the design of cool, shady spaces.
- D. Inclusive, safe and welcoming spaces for all people.

## Guidelines

- 1. Covered public spaces should be well lit during accessible hours.
- 2. Ensure a safe and usable environment for all.
- 3. Ensure adequate inclusive and accessible elements used.



Total Floor Space	30,820 m <sup>2</sup>	
Total Open Space	10,425 m <sup>2</sup>	35%
Communal open space	6,700 m <sup>2</sup>	
Public access till midnight	3,725 m <sup>2</sup>	



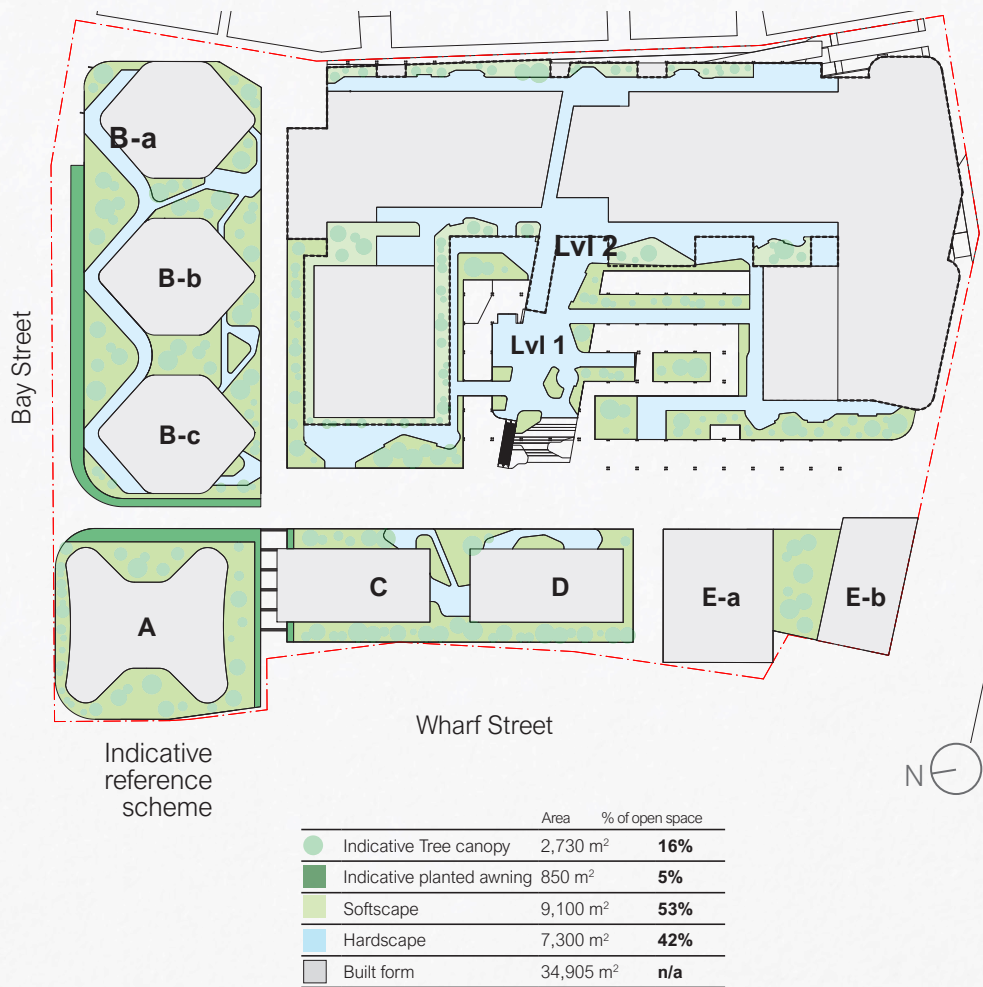
# 18. Podium — Landscape Structure Plan

## Objectives

- A. Create lush, livable and diverse planted environments on podiums.
- B. Increase canopy cover to reduce urban heat island effect, provide for ecological movements and maximise natural cooling of open spaces.
- C. Showcase locally endemic and culturally significant flora.

## Guidelines

- 1. 90% planting coverage in softscape.
- 2. Tree species selection to be primarily medium and smaller sizes.
- 3. 90%+ endemic species selection with varied sizes and structures.
- 4. Mid-storey between 0.5m-2m height should be minimised on north facing podiums to capitalise on views to Jack Evans boat harbour





# 19. Roof - Open Space Structure Plan

## Objectives

- A. Provide a varied range of experiences and destinations relating to adjacent built form function.
- B. Utilise extensive podium space to showcase endemic planting
- C. Foster the deep green precinct character with extensive planting and the design of cool, shady spaces.

## Guidelines

- 1. Ensure a safe and usable environment for all.
- 2. Ensure adequate inclusive and accessible elements used.
- 3. Maximise rooftop planting not to the detriment of adequate PV cell maintenance accessibility



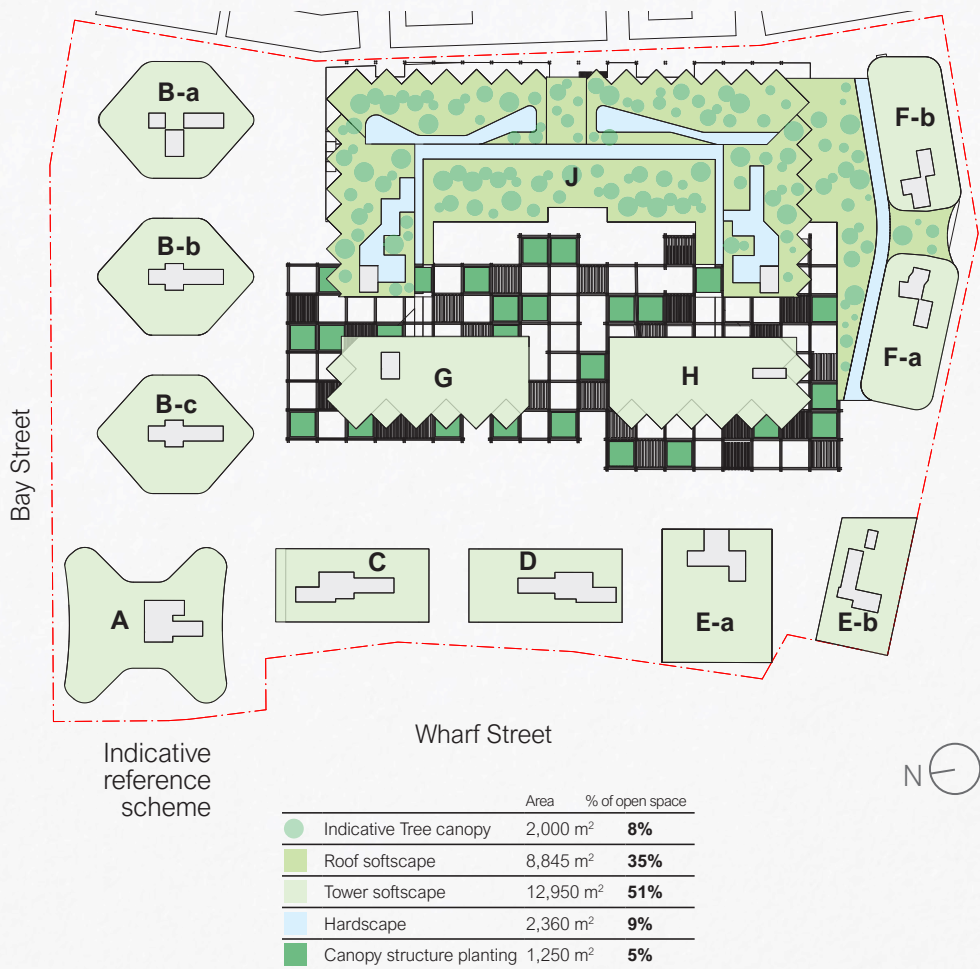
# 20. Roof — Landscape Structure Plan

## Objectives

- A. Maximise opportunity for planting on all rooftops with consideration for operation and servicing requirements.
- B. Endemic understorey and grasses facilitate passive cooling, improving efficiency of solar panels when in conjunction.
- C. The canopy structure promotes cooling and increases pleasant shady open spaces for a deep green character.

## Guidelines

- 1. 90% planting coverage in softscape.
- 2. 50% Tower rooftop softscape to be low lying groundcovers under PV cells. Planting under solar panels, subject to PV cells specification and servicing requirements.
- 3. Prioritise endemic/native species on rooftops that support pollinator activity.





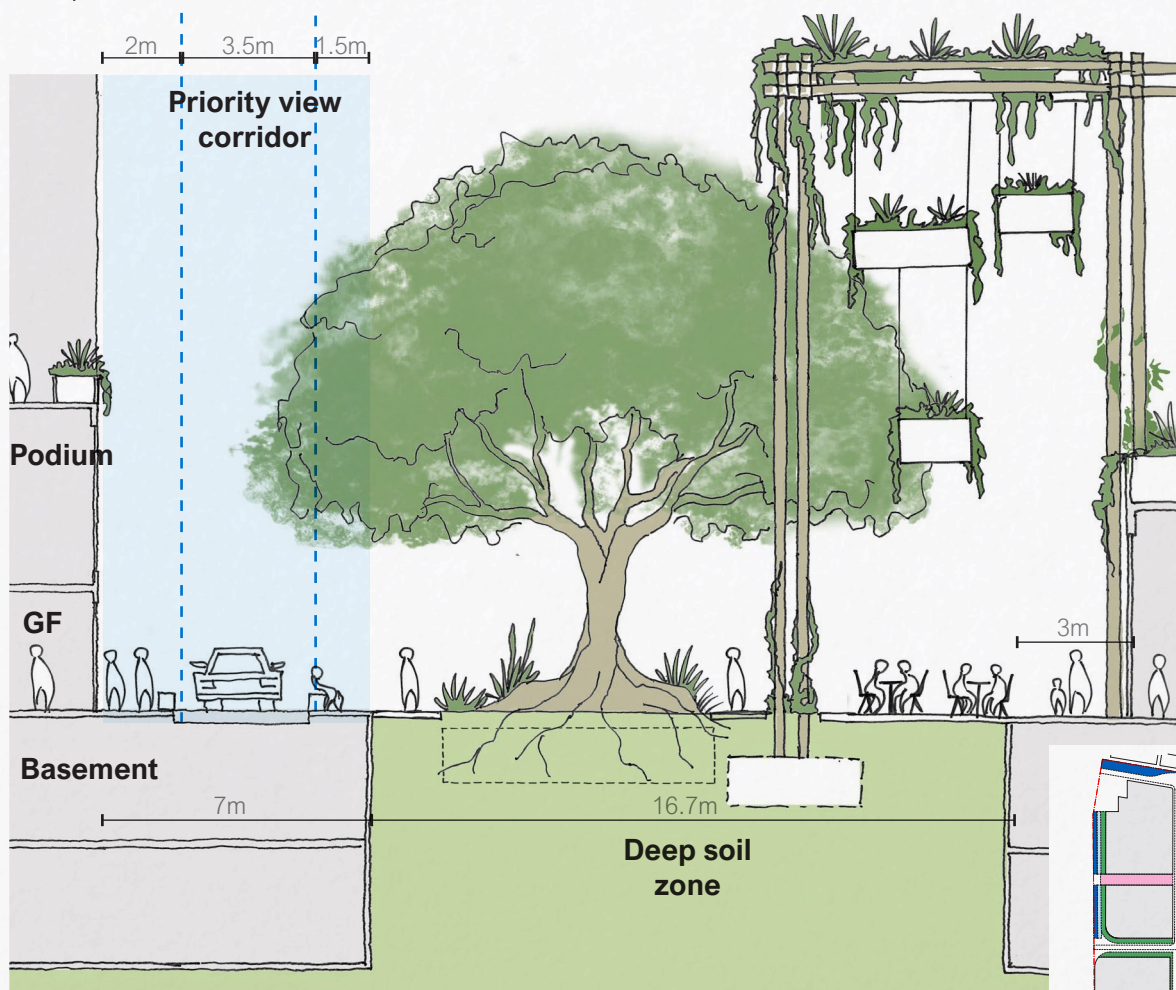
## 21. Section 1 — Southern Entry

### Objectives

- A. Preserve view corridors through North South pedestrian spine.
- B. Maximise planting in deep soil zone
- C. Multi-layered planting on structure and hanging planter boxes
- D. Spaces to interact with and celebrate water
- E. A comfortable and inviting pedestrian threshold.
- F. Vehicle access that is safe and integrated into the public environment.
- G. A flexible space that can be temporarily closed for special events.

### Guidelines

- 1. Planters in deep soil to perform as WSUD where feasible and appropriate
- 2. A continuous 7m priority view corridor.
- 3. Hanging planter boxes and cascading species from the green heart canopy structure.
- 4. Continuous alignment of 3.5m wide vehicle zone.
- 5. HVM through use of bollards and urban elements.
- 6. Flush kerb treatments and dish drains.
- 7. Use of retractable bollards to restrict vehicle access in event mode.



1:100@A4

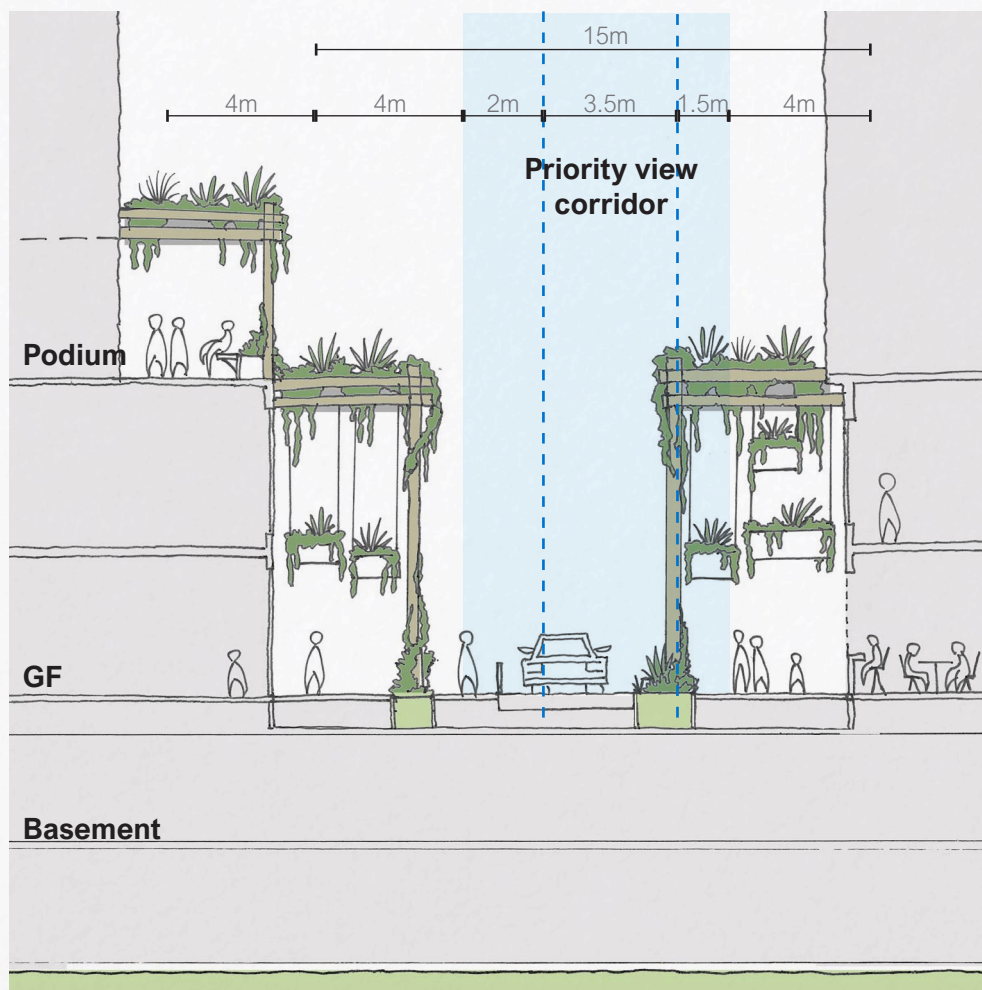
## 22. Section 2 — Northern Entry

### Objectives

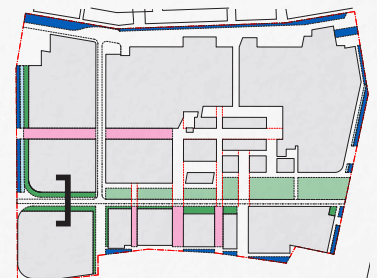
- A. Preserve view corridors through North South pedestrian spine.
- B. A comfortable and inviting pedestrian threshold.
- C. Vehicle access that is safe and integrated into the public environment.
- D. A flexible space that can be temporarily closed for special events.
- E. Structural set-down where feasible and appropriate

### Guidelines

- 1. A continuous 7m priority site line corridor within the 15m pedestrian zone, on alignment with north south shared street.
- 2. 4m planted awnings for shade that reflect the precinct's architectural language with hanging planter boxes and cascading species.
- 3. Continuous alignment of 3.5m wide vehicle zone.
- 4. HVM through use of bollards and urban elements.
- 5. Flush kerb treatments and dish drains.
- 6. Use of retractable bollards to restrict vehicle access in event mode.



1:100@A4





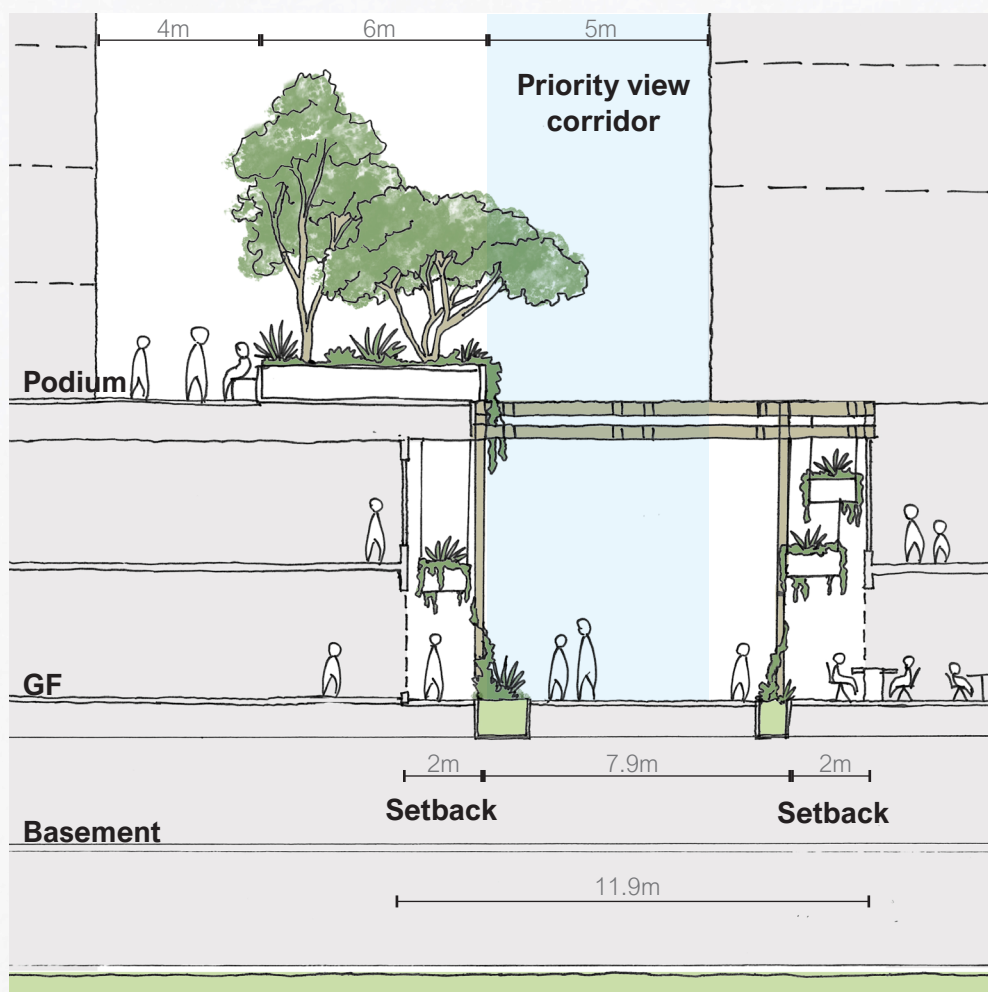
## 23. Section 3 — Wharf Street Entry

### Objectives

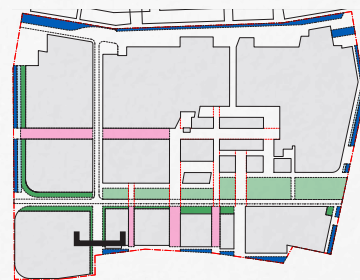
- A. Preserve view corridors through East/West pedestrian link.
- B. A comfortable and inviting pedestrian threshold.
- C. Deep green landscape portals at site thresholds create an inviting and legible precinct.

### Guidelines

1. A continuous 5m priority site line corridor within the 11.9m pedestrian zone, on alignment with the east/west pedestrian link.
2. Multi-layered hanging planter boxes and cascading species in awnings that reflect the character of the green heart canopy structure.
3. HVM through use of bollards and urban elements.
4. Flush paving treatments and dish drains.



1:100@A4



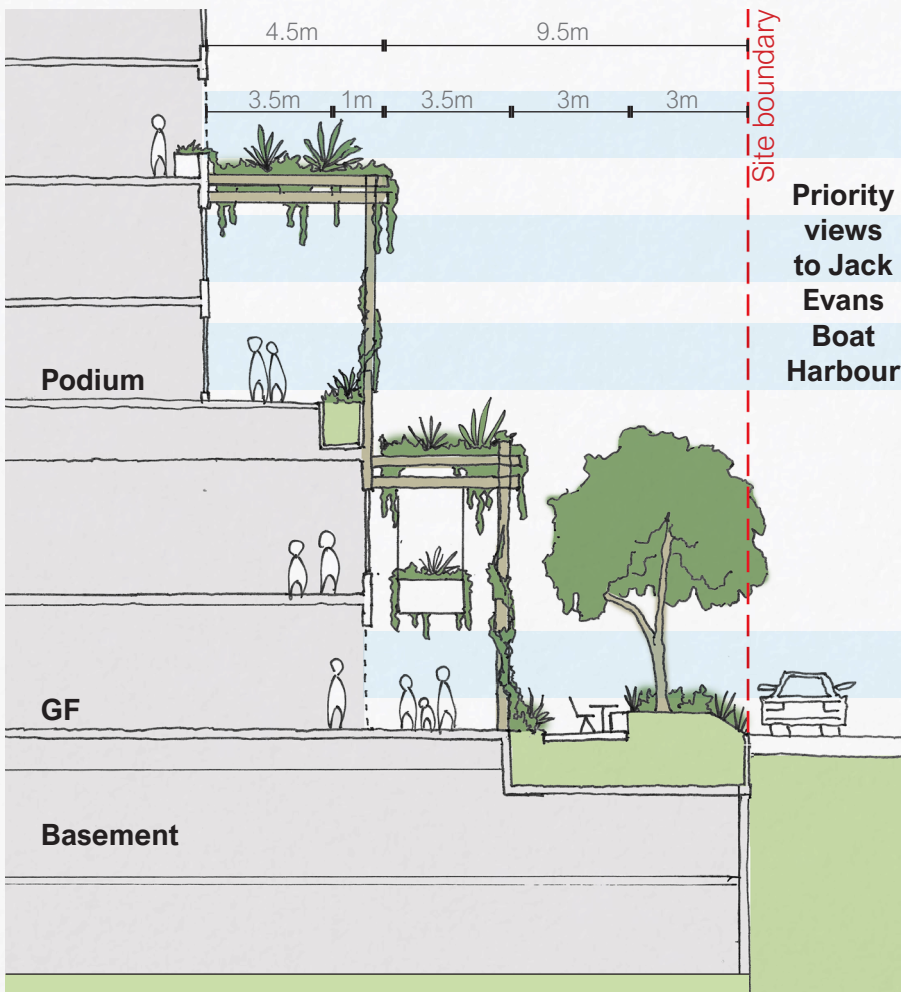
## 24. Section 4 — Bay Street

### Objectives

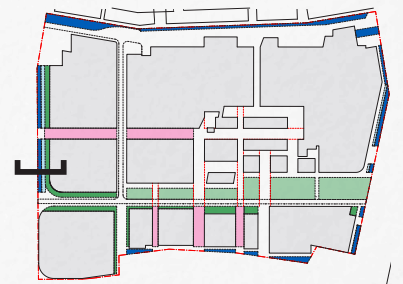
- A. North oriented facades maximise sightlines to Jack Evans boat harbour.
- B. Breakout spaces and pedestrian movement zones adjoin commercial frontages
- C. Maximise soil along site boundary with a continuous basement setdown zone for large tree planting.
- D. Deep green landscape portals at site thresholds create an inviting and legible precinct.

### Guidelines

- 1. Species selection and planting maintenance minimises visual obstruction from understorey planting and low hanging tree branches to maximise views to Jack Evans boat harbour.
- 2. 3.5m paved pedestrian movement zone adjoins commercial facade.
- 3. 3.5m planted awnings for shade that reflect the precinct's architectural language with multi-layered hanging planter boxes and cascading species.
- 4. 1m deep x 6m wide structural setdown zone for soil.
- 5. 3m continuous planting zone to site boundary.



1:100@A4





## 25. Furniture & Urban Elements

### Objectives

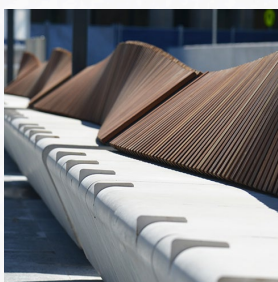
- A. Reflect the material and coastal landscape character of Tweed.
- B. Support advanced and innovative design solutions.
- C. Promote flexible spaces by considering movable and retractable elements.
- D. Fine grained and bespoke elements that respond to Country.
- E. Collaborate with local designers and communities.
- F. Prioritise materials that are low maintenance, high durability, high recycled contents and locally procured.

### Guidelines

- 1. Ensure a safe and usable environment for all.
- 2. Ensure adequate inclusive and accessible elements used.
- 3. Respect and reinforce local identity through materiality, prioritising timber furniture.
- 4. Provide a varied range of seating options that responds to the spatial context and activation (backed and no-back seating, outdoor collaboration tables)
- 5. Provide bicycle parking and end of trip facilities.



Furniture - to dwell



Furniture - to move



Furniture - to gather



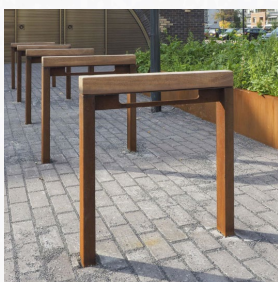
Smart bench / charging station



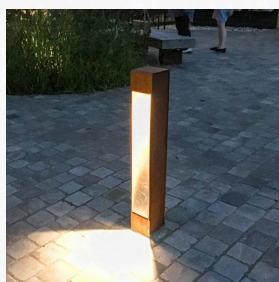
Tree grate



Feature pebble seat



Bicycle rack



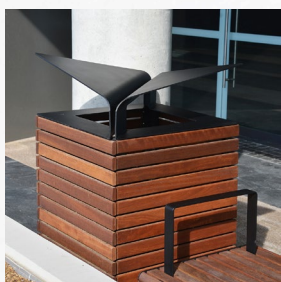
HVM bollard



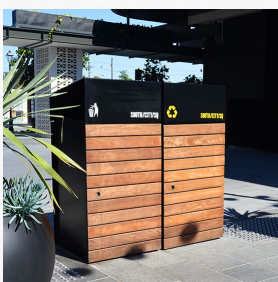
HVM bollard - retractable



Drinking fountain



Bin enclosure



Dual rubbish and recycling



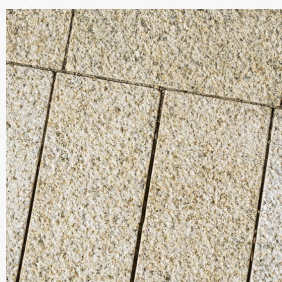
## 26. Paving & Hardscape

### Objectives

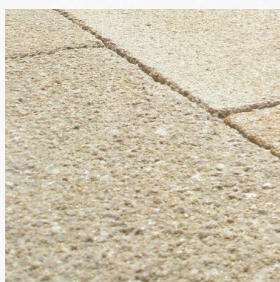
- A. Support character and colour that reflects the surrounding natural environment - respect and reinforce local identity (softer, natural tones, and reinforce connection to nature)
- B. Support a natural earthy groundplane with clay brick paving instead of concrete.
- C. Utilise variations in pavement material, colour, and finish for delineation of public spaces, way finding, added interest, and art interpretation.
- D. Prioritise reclaimed or salvaged materials.

### Guidelines

- 1. Prioritise permeable paving in deep soil zones and on street parking.
- 2. Maximise local procurement, low embodied energy, high recycled contents, high durability, and low maintenance
- 3. Maximise materials that are flexible and easy to repair (remove and re-lay)



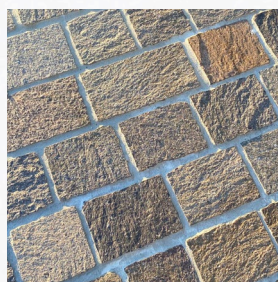
Stone Paver



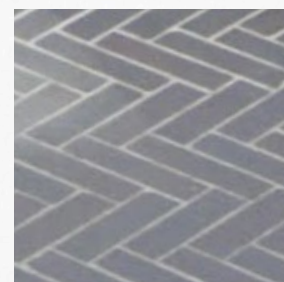
Unit Paver



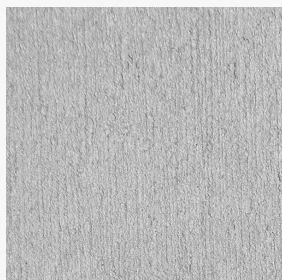
Permeable Paver



Banding



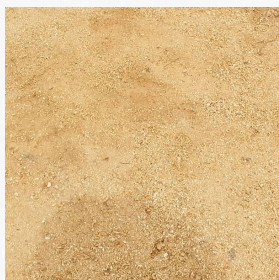
Clay pavers



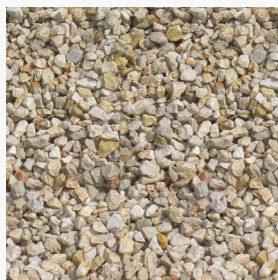
Eco-concrete



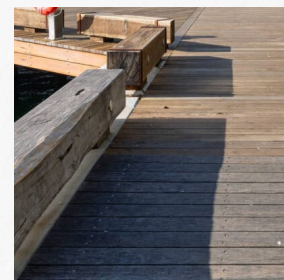
Honed Concrete



Decomposed granite



Gravel



Timber decking



## 27. Water Sensitive Urban Design

### Objectives

- A. Celebrate water as a defining element of Tweed Head's context and culture.
- B. Promote above ground filtration that allows sensory interaction with water and educational possibilities.
- C. Implement WSUD (water sensitive urban design) systems to improve water quality and reduce storm water run-off.
- D. Promote sustainable use of water harvesting and reuse.

### Guidelines

- 1. Create opportunities for people to interact and play with cleaned water.
- 2. Implement raingardens with broken kerbs where feasible and appropriate along planting adjoining roadways.
- 3. Maximise the use of greywater in civic spaces, minimising the demand for potable water.



Street swale



Street swale



Street swale with broken curb



Street swale with broken curb



Feature tree grate with up lighting



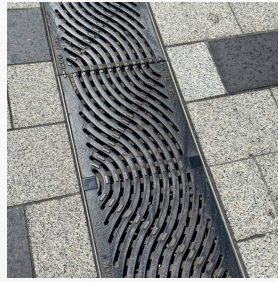
Gravity assisted zero depth water feature



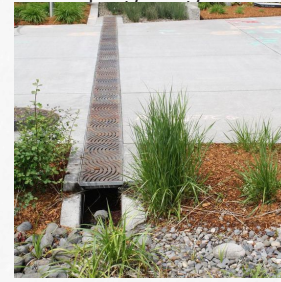
Gravity assisted zero depth water feature



Tree grate



Drainage grate



Drainage grate to swale



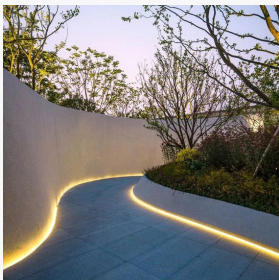
## 28. Light and safety

### Objectives

- A. Create a safe environment with well lit spaces, pedestrian and active transport connections.
- B. Create a pleasant environment by reducing glare, prioritising warm light and incorporating artistic lighting solutions.
- C. Support night time commercial activity alfresco dining by lighting public spaces.
- D. Support residential privacy by minimising light spill and reflectivity to towers.
- E. Use lighting to draw attention to select features site such as trees, urban elements, artworks or architecture.
- F. Minimise impact of lighting on surrounding habitats.

### Guidelines

- 1. Incorporate the principles of Crime Prevention Through Environmental Design (CPTED) through lighting design to create a safe environment at all hours
- 2. Minimising light spill by having directional bollard lights (downward) and adjustable post top luminaries to control light levels and ensuring no reflective surfaces under lights
- 3. Avoid excessive lighting to minimise the impact on surrounding residents and aviation - using only the minimum amount of light needed for the space.
- 4. Select products with high energy efficiency and performance and install solar lighting where possible with the consideration of tree shading
- 5. Light with warm / neutral colour temperature.
- 6. Consider motion sensor lighting that will assist with subtly increasing lighting levels when needed, and dimming down when not in use.



Linear pathway light



Linear furniture light



In-ground light



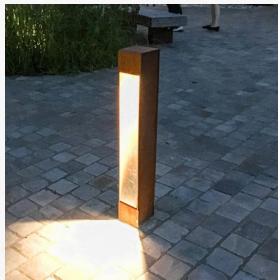
Concealed lighting



Water and lighting



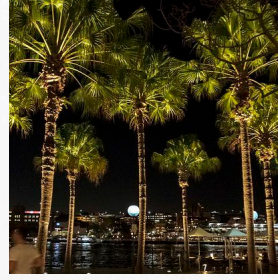
Multi-light post top



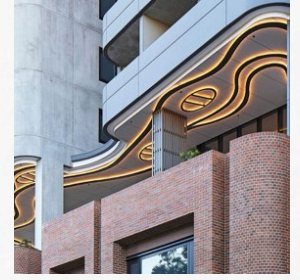
Bollard Light



Smart pole



Up light



Artistic lighting



## 29. Wayfinding and signage

### Objectives

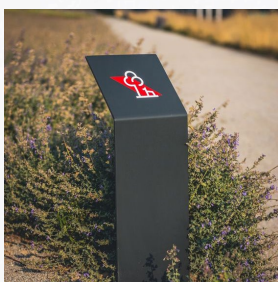
- A. Support civic spaces as resources for communicating educational, historical and cultural stories through wayfinding and interpretation.
- B. Enable wayfinding to be sensory and accessible highlighting key vistas, visual corridors and inclusive design elements such as braille or tactile elements.
- C. Encourage active and public transport by enhancing wayfinding between stops, links and key venues/landmarks.

### Guidelines

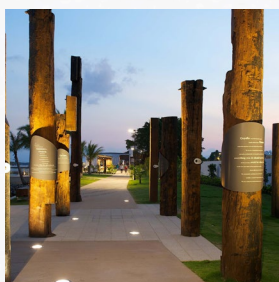
- 1. Design subtle and inclusive way-finding and signage.
- 2. Incorporate local language that reflects the sites history and multicultural communities where possible and appropriate in collaboration with local community members.



Urban signage



Urban signage



Signage, art and education



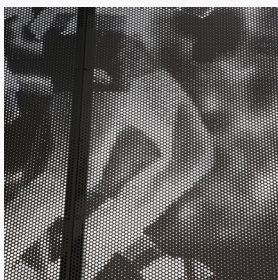
Signage and education



Signage boards



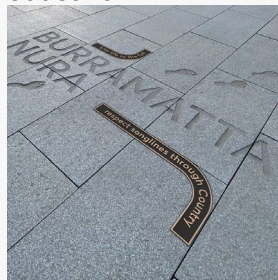
Signage integrated in urban elements



Wayfinding with art



Interpretative ground plane wayfinding



Interpretative ground plane wayfinding



Interpretative ground plane wayfinding



## 30. Public Art

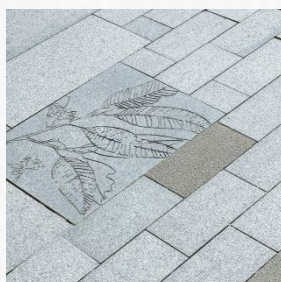
### Objectives

- A. Public art will be a meaningful part of both heritage & renewal in Tweed Mall.
- B. Art will support a culture of imagination, engagement and dialogue about the locality.
- C. Art will partner landscape and architectural design and construction.
- D. Art will respond to destination, locality and the lived and remembered experience of place.
- E. Artworks will be safe, durable and easy to maintain.

### Guidelines

1. Incorporate local language where possible and appropriate.
2. Public art should represent the multi-cultural communities in Tweed, in collaboration with local communities.
3. Integrate art in multiple varied locations and scales (ground-plane, hanging, sculpture, lighting, water, tactile art, integrated into furniture, urban elements or play)

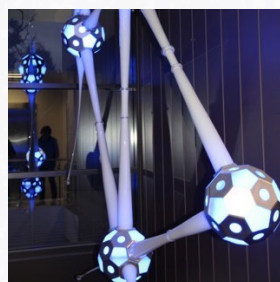
Text source: Guppy Associates Art Management  
'Tweed Mall Development Public Art Plan' March 2022



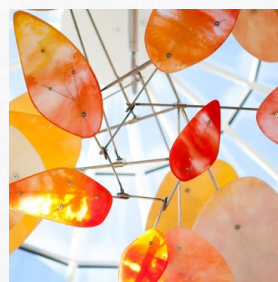
Ground plane art



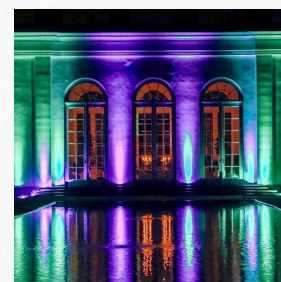
Ground plane art



Hanging sculpture



Hanging sculpture



Lighting art



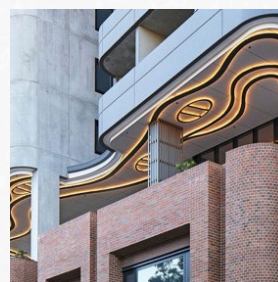
Interpretive water feature



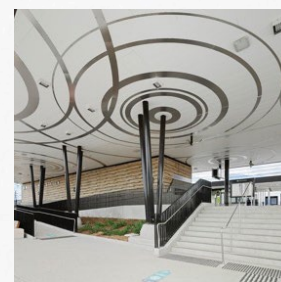
Interpretive water feature



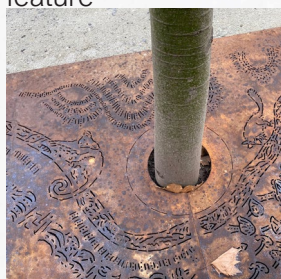
Interpretive water feature



Undercroft



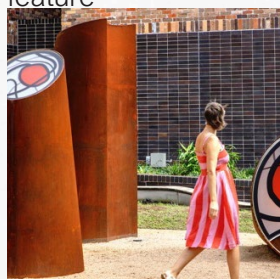
Undercroft



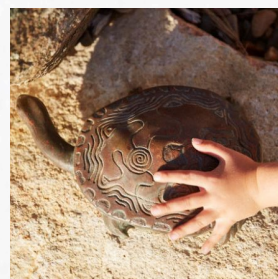
Art and urban elements



Art and urban elements



Art and urban elements



Art and play



Art and play

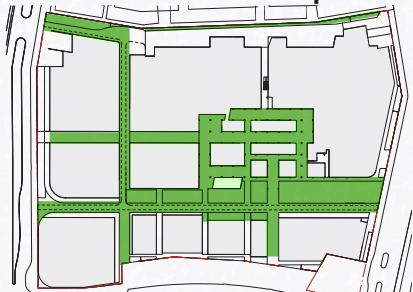


## 31. Landscape Design & Tree Species Selection — Street Level

### Objectives

- Reflect the local rainforest and riparian ecologies of Tweed Heads. Suggested character palette below.
- Showcase locally endemic and culturally significant flora, using civic spaces as an educational resource
- Increase canopy cover to reduce urban heat island effect, provide for ecological movements and maximise natural cooling of open spaces.

### Reference scheme GF plan



### Guidelines

- Comply with all relevant Tweed Shire Council planning requirements.
- Provide replacement trees (1:1 offset ratio).
- Prioritise locally sourced endemic/native species.
- A mix of understorey endemic/native understorey, groundcovers and trees.
- Provide additional Canopy and understorey planting to facilitate cool pedestrian networks and contribute to the 'Tweed Shire Urban Forest Program'.
- Locate 2-3 Moreton Bay Figs and other large species in the Southern portion of the green heart

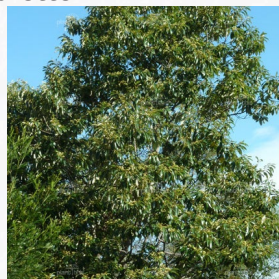
### Littoral Rainforest suggested character palette



Salwood  
(*Acacia aulacocarpa*)



Fraser Island apple  
(*Acronychia imperforata*)



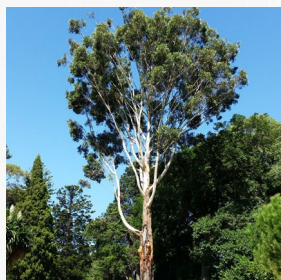
Red Ash  
(*Alphitonia excelsa*)



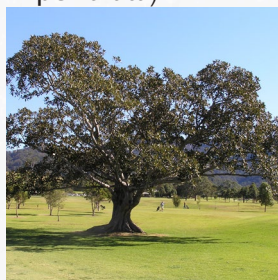
Tuckeroo  
(*Cupaniopsis anacardioides*)



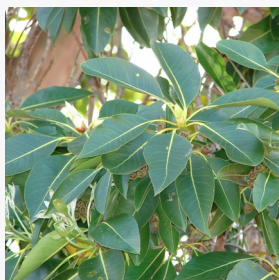
Elaeocarpus  
(*Elaeocarpus obovatus*)



Blackbutt  
(*Eucalyptus pilularis*)



Moreton Bay Fig  
(*Ficus macrophylla*)



Brush Box  
(*Lophostemon confertus*)



Blue Lily Pilly  
(*Syzygium oleosum*)

Other suggested species: Pearwood (*Mischocarpus pyriformis*), Thin-leaved Coondoo (*Planchonella chartacea*), Ivory Curl Tree (*Buckinghamia celsissima*)

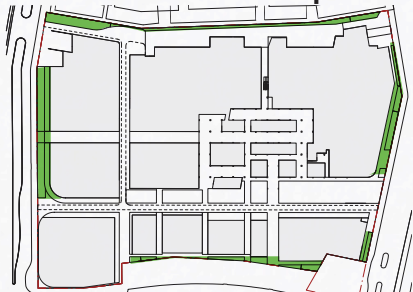


## 32. Landscape Design & Species Selection — Urban Street

### Objectives

- A. Create an interconnected canopy network to reduce urban heat island effect, provide for ecological movements and maximise natural cooling of public active transport networks.
- B. Protect and enhance existing environmental assets.
- C. Increase native pollinator activity and habitat through locally endemic and multi-layered planting.

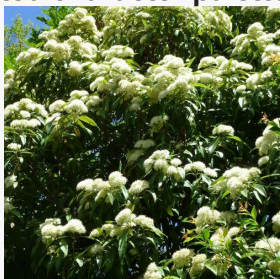
### Reference scheme GF plan



### Urban Street suggested character palette



Tree Warratah  
(*Alloxylon flammeum*)



Lemon Scented  
Myrtle (*Backhousia*  
*citriodora*)



Coast Banksia  
(*Banksia integrifolia*)



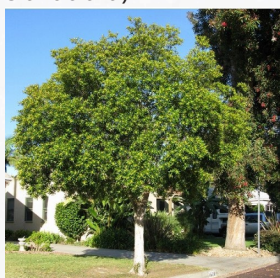
Weeping Bottlebrush  
(*Callistemon 'Dawson*  
*River'*)



Tuckeroo  
(*Cupariopsis*  
*anacardoides*)



Brush Box  
(*Lophostemon*  
*confetus*)



Water Gum  
(*Tristania laurina*  
*'Luscious'*)



Weeping Lilypilly  
(*Waterhousia*  
*Floribunda*)



Blue Flax-Lily  
(*Dianella caerulea*)



Green mat-rush  
(*Lomandra hystrix*)

Other suggested species: Refer to Tweed Shire Council 'Development Design Specification D14 Landscaping Public Space' (2018) Appendix C Tree Species Selection Tables - Urban Street.

### Guidelines

1. Comply with all relevant Tweed Shire Council planning requirements.
2. Maximise retention or replanting of existing mature trees in street reserve and lot.
3. Provide replacement trees (min 1:1 offset ratio).
4. Prioritise locally sourced endemic/native species.
5. Provide additional street tree and understorey planting to facilitate cool pedestrian networks and contribute to the 'Tweed Shire Urban Forest Program'.
6. A mix of endemic/native understorey, groundcovers and trees that reflect the Tweed Shire Council Development Design Specification D14 Landscaping Public Space (2018) Appendix C 'Tree Species Selection Tables'.

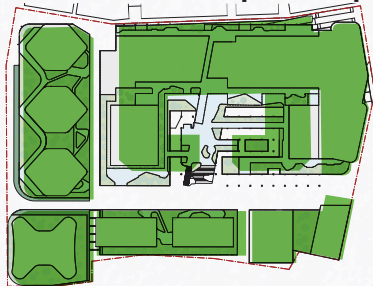


### 33. Landscape Design & Species Selection — Podiums and Green Roof

#### Objectives

- Reflect the local coastal dunal ecologies of Tweed Heads. Suggested character palette below.
- Showcase locally endemic flora, utilising non-accessible rooftop softscape as protected habitat for native pollinators.
- Increase green-cover to reduce urban heat island effect, provide for ecological movements and maximise natural cooling of open spaces.

#### Reference scheme podium plan



#### Guidelines

- Comply with all relevant Tweed Shire Council planning requirements.
- Provide replacement trees (1:1 offset ratio).
- Prioritise locally sourced endemic/native species.
- A mix of understorey endemic/native understorey, groundcovers and trees..
- Provide green-cover for all new buildings incorporating biophilic design principles.
- Collaborate green roofs and solar panels for optimised efficiency and increase cooling.

#### Swamp Forest suggested character palette



Coastal Banksia  
(*Banksia integrifolia*)



Coastal Wattle  
(*Acacia longifolia sopherae*)



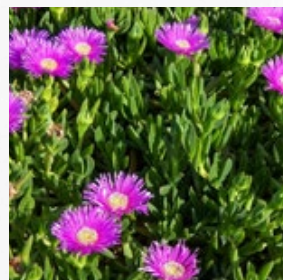
Golden Wattle  
(*Acacia saligna*)



Coastal Tea Tree  
(*Leptospermum laevigatum*)



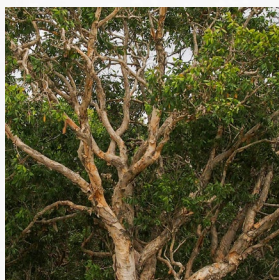
Swamp Shield Fern  
(*Cyclosorus interruptus*)



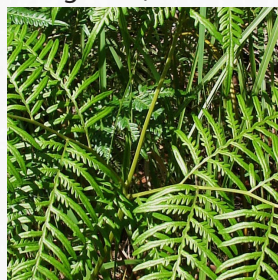
Pigface  
(*Carpobrotus glaucescens*)



Matting Rush  
(*Juncus kraussii*)



Paper bark  
(*Melaleuca quinquinervia*)



Bracken Fern  
(*Pteridium esculentum*)



Water Hyssop  
(*Bacopa monnieri*)

Other suggested species: Coastal Hibiscus (*Hibiscus tiliaceus*), Coastal Tussock-grass (*Poa poiformis*) and other coastal grasses.



## 34. Landscape Design & Species Selection — Canopy structure

### Objectives

- Showcase diverse, locally endemic, colourful flora.
- Utilise climbing and cascading species to mimic canopy tree tops in the structure, reinforcing the deep green character of the urban heart.
- Utilise wire trellis systems to enable/mimic plants climbing the canopy structure columns.

### Guidelines

- Comply with all relevant Tweed Shire Council planning requirements.
- Planting palette is indicative of the mixed, cascading, colourful and endemic desired character. Quantity and specification of planting in / on the canopy structure to be approved by engineer.
- Increase green-cover where feasible and appropriate to reduce urban heat island effect and maximise natural cooling of open spaces.

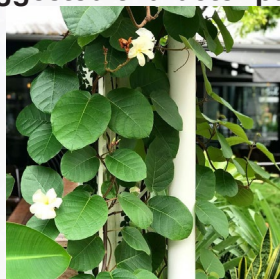
### Reference scheme roof plan



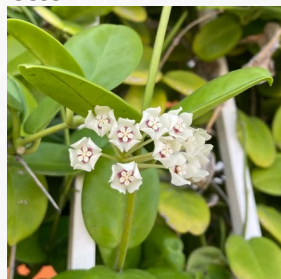
### Hanging planters suggested character palette



Banksia 'Roller Coaster' (Banksia integrifolia)



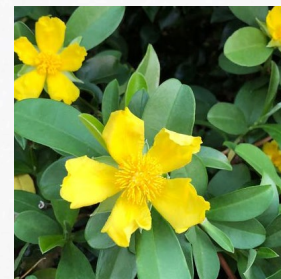
Frangapani Vine (Chronemorpha fragrans)



Wax Vine (Hoya australis)



Pigface (Carpobrotus glaucescens)



Snake Vine (Hibbertia scandens)



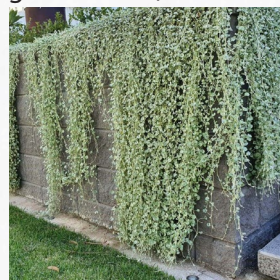
Grevillea 'Poorinda Royal Mantle' (Grevillea laurifolia)



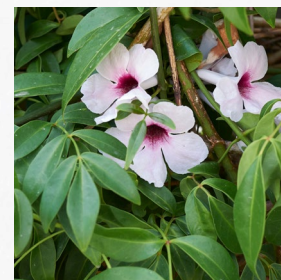
Coastal Wattle (Acacia longifolia var. sophorae)



Creeping Myoporum (myoporum parvifolium)



Silver falls (dichondra argentea)



Pink Bowler Vine (Pondorea jasminoides)





Design Guidelines

# Architecture



## 35. Housing Diversity

### Objectives

- A. Facilitate the delivery of diverse and affordable housing.
- B. Ensure ample shared facilities are provided to residents.
- C. Ensure appropriate connections to commercial spaces are provided.
- D. Ensure sustainable practices are considered with the provision of basement parking on-site.

### Guidelines

- 1. Alternative and affordable models of housing, such as: dual-key, seniors living, live/work studio, build-to-rent, and studios should be considered in the design.
- 2. Rooftop and podium spaces should be dedicated to residential recreational use where possible.
- 3. Residents should have direct access to commercial spaces and the Green Heart below.



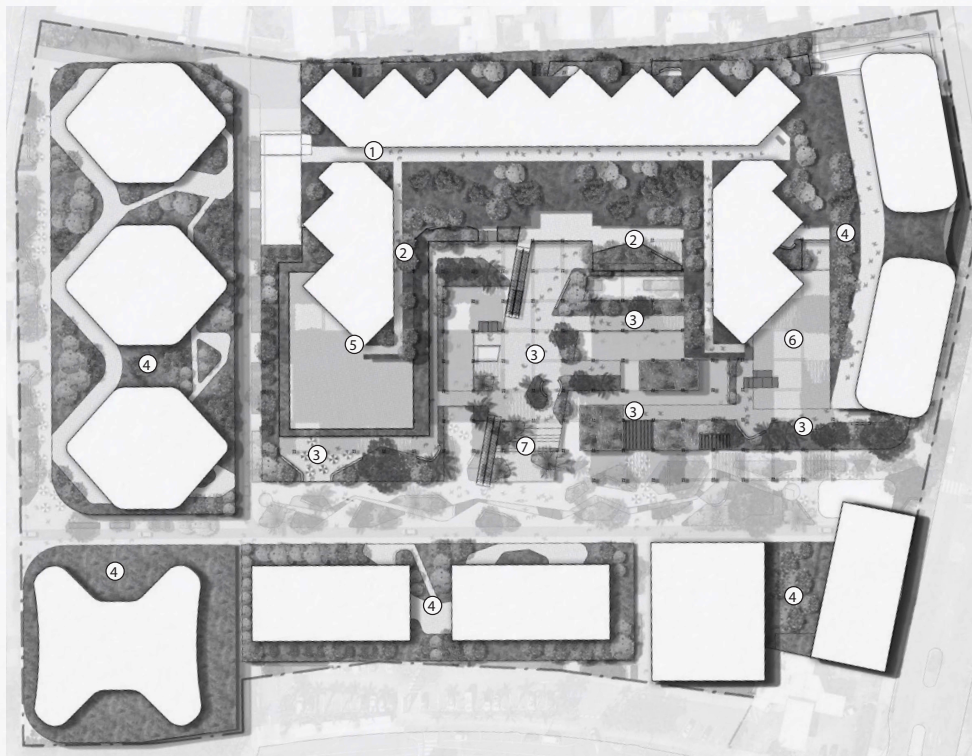
## 36. Podium Amenity & Rooftops

### Objectives

- A. Maximise opportunities to use roof space for amenity and open space.
- B. Incorporate sustainability into the roof design.
- C. Ensure design coherence between roof services and the overall building appearance.

### Guidelines

- 1. Communal open space should be provided wherever possible on podium roofs.
- 2. Solar power should be provided where possible on tower roofs.
- 3. Complementary planting should be provided under solar panel arrays to cool the roof, improve biodiversity, and solar panel efficiency.
- 4. Rooftop plant areas should appear seamless with the building facade.



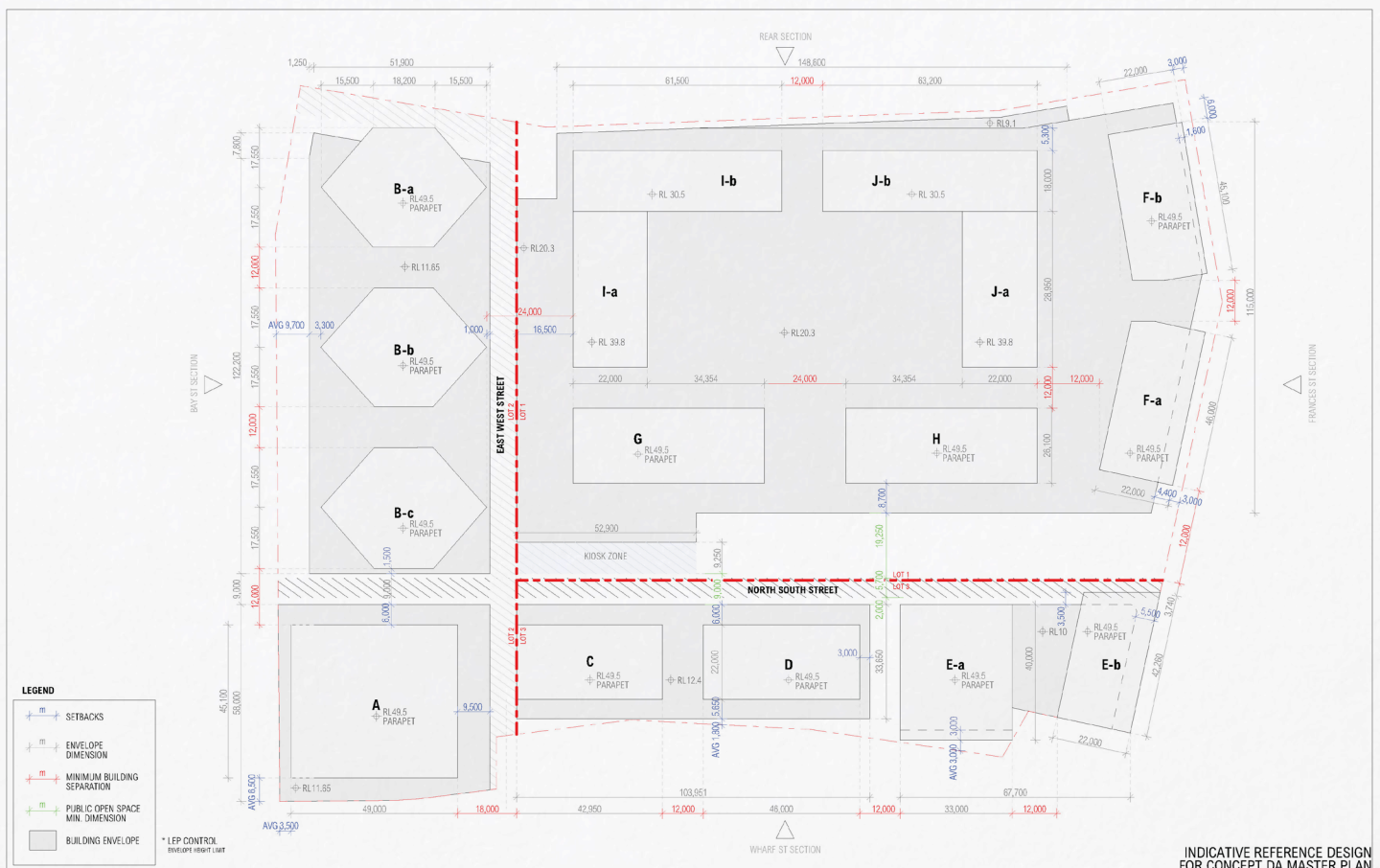
## 37. Setbacks & Height

### Objectives

- Ensure an appropriate built massing, reflective of the site's context at Tweed Heads.
- Provide a variety of built scales.
- Provide building setbacks appropriate to an urban context.

### Guidelines

- Varied building heights should be considered where possible.
- Setbacks should comply with those in the envelope plan.





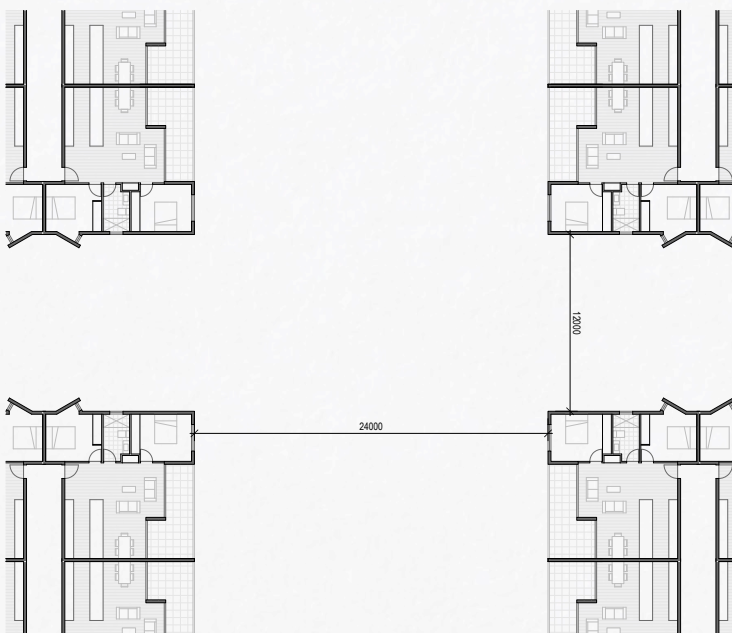
## 38. ADG Considerations

### Objectives

- A. The design of residential buildings should be consistent with the Apartment Design Guide.

### Guidelines

1. The primary outlook of habitable spaces are to comply with the ADG minimum setback design criteria for Habitable Rooms and Balconies. Secondary outlooks are to comply with the minimum setback design criteria for non-habitable rooms. Where building separation between Habitable rooms or non Habitable rooms is less than the numerical requirements of the ADG, additional detail is to be provided to demonstrate that compliance with the objectives of the ADG can be achieved.
2. The design of apartments in the development are to allow living spaces to receive minimum ADG sunlight requirements. Where apartments received direct sunlight outside of the times nominated in the ADG, additional detail is to be provided to demonstrate that a total of 3 hours direct sunlight and compliance with the objects of the ADG can be achieved.



Demonstration of Building Separation

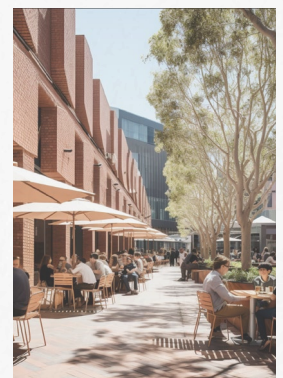
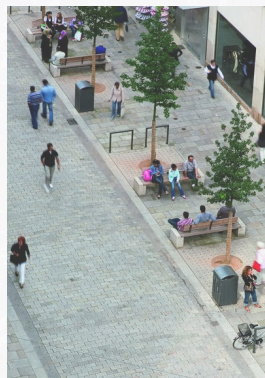
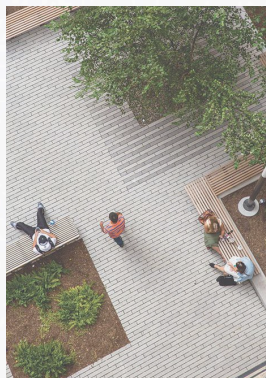
## 39. Building Expression & Materials

### Objectives

- A. Ensure an adequate variety of built expression, that improves public visual amenity.
- B. Be reflective of building use.
- C. Ensure long-lasting and energy efficient buildings.

### Guidelines

- 1. Tower facades should focus on finishes with a natural appearance, with a variety of neutral hues.
- 2. Materials on podiums and interfaces with ground floor public spaces should use brick, masonry, and off-form concrete. lightweight materials, other than glazing, should be avoided.
- 3. Rendered surfaces should be avoided as the primary facade material.
- 4. Facade materials should be low-maintenance, robust, and durable.
- 5. Facades should incorporate elements that shade interior spaces, appropriate to the subtropical context.





## 40. Transition

### Objectives

- A. Ensure transition to adjacent residential uses.
- B. Provide acoustic mitigation measures between loading and servicing area to adjacent residential uses.
- C. Provide visual softening through landscape and architectural design along the podium edge to adjacent residential use.
- D. Setback built form above podium to manage scale transition.

### Guidelines

- 1. The built mass off the eastern building should be setback, with the facade visually broken and layered to break down the visual mass.
- 2. Landscaped edges should be provided where possible on the eastern building to visually soften the exterior.
- 3. The eastern loading corridor should be appropriately enclosed to provide acoustic and air quality separation for neighbouring properties and the buildings overhead.

