

LANDSCAPE MASTERPLAN

TLA SUBMISSION

14968.5-Richmond River HC - MP REF SUBMISSION_Rev G

NORTHERN RIVERS FLOOD RECOVERY- RICHMOND RIVER HIGH CAMPUS REDEVELOPMENT

The Department Of Education

Rev G. 4th July 2025

CONTENTS



01

ANALYSIS

Study of the existing



LOCAL CONTEXT

SITE CHARACTER

SITE STRUCTURAL SYSTEMS ANALYSIS

SITE NATURAL SYSTEMS ANALYSIS

SITE RISK ANALYSIS

VEGETATION COMMUNITIES

HISTORY AND HERITAGE

02

VISION

Study of the proposed



LANDSCAPE VISION

MATERIALS

03

MASTERPLAN

We have a plan



LANDSCAPE MASTERPLAN

KEY DIAGRAM

MASTER PLAN

DETAIL PLAN

BUNINJ DETAIL PLAN

YARNING CIRCLE DETAIL PLAN

ENTRY DETAIL PLAN

04

STRATEGIES

Study of plan



LANDSCAPE STRATEGIES

CANOPY COVER

TREE ASSESSMENT

FENCING IRRIGATION AND AGRICULTURE

FEATURE PLANTING PALETTE

BUSH TUCKER PLANTING PALETTE

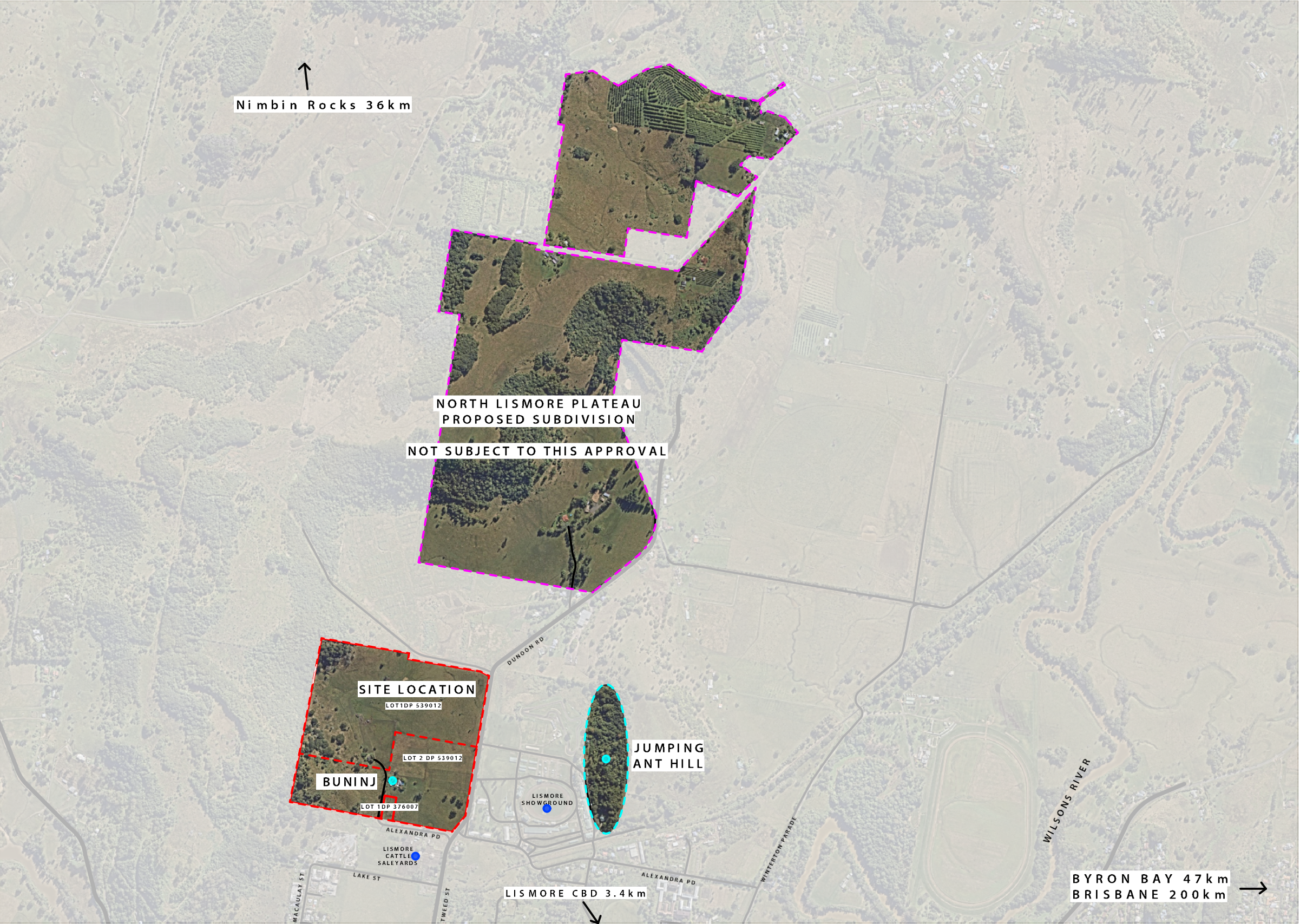
SWALE PLANTING PALETTE

CONNECTION WITH COUNTRY

Acknowledgement of Country

Terras acknowledge the Traditional Custodians of the lands on which we work and live. We pay our respects to the elders, past, present and emerging and recognise their continuing connection with country and contribution to this land.

LOCAL CONTEXT



LEGEND

SITE BOUNDARY

PROPOSED HOUSING

SIGNIFICANT LANDSCAPE FEATURES

SITE ANALYSIS

The site is located 734km north of Sydney, 47km south-west of Byron Bay and 200km south of Brisbane.

The subject site lies approximately 3.8km north of Lismore CBD, bordered to the east by the main road corridor of Dunoon Road and Lismore Showgrounds.

The site's south easterly aspect offers site lines through to Jumping Ant Hill and out over the North Lismore Plateau.

Relevant cultural story elements to be developed in response to ongoing consultation with engaged cultural board and community members.

SITE CHARACTER



+ View from Alexandra Parade, looking north.

①



+ View of existing stand of vegetation from eastern boundary, looking west.

②



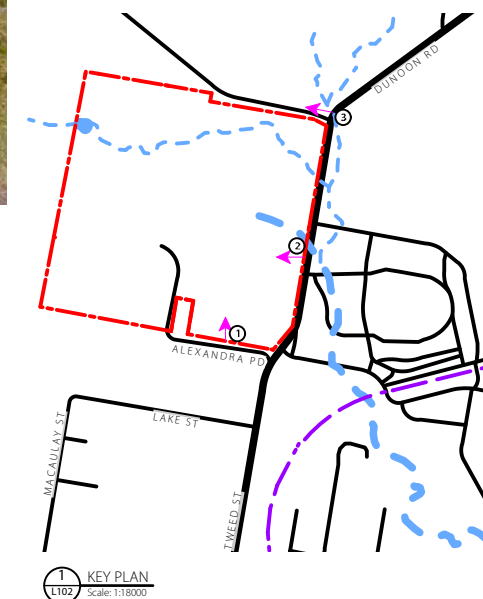
+ Access through secondary road, looking west.

③

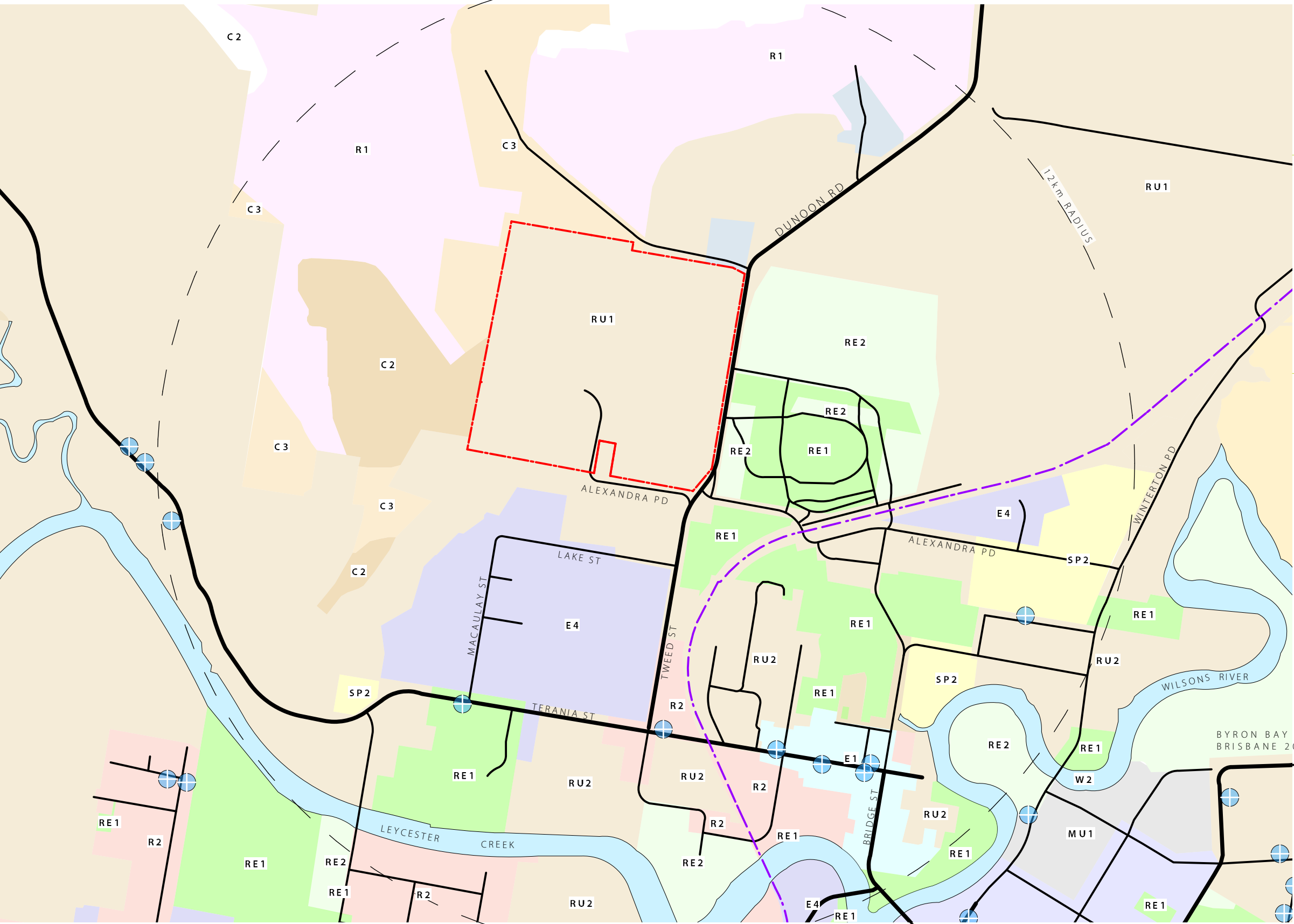
ANALYSIS

The current site is largely rural in nature, with scattered trees. The topography of the land can be seen to be to a large majority, undulating. The western edge of the site is characterised by a steep embankment sloping up to existing vegetation. The east and south-eastern extent of site can be seen gradually sloping downwards towards the eastern boundary.

Adjoining major road corridor, Dunoon Road, is observed to be a popular route with a consistent, moderate amount of traffic.



SITE STRUCTURAL SYSTEMS ANALYSIS



LEGEND

- SITE BOUNDARY
- MAJOR ROAD
- MINOR ROAD
- LEYCESTER CREEK
- OLD RAILWAY LINE
- EXISTING BUS STOP

SITE ANALYSIS

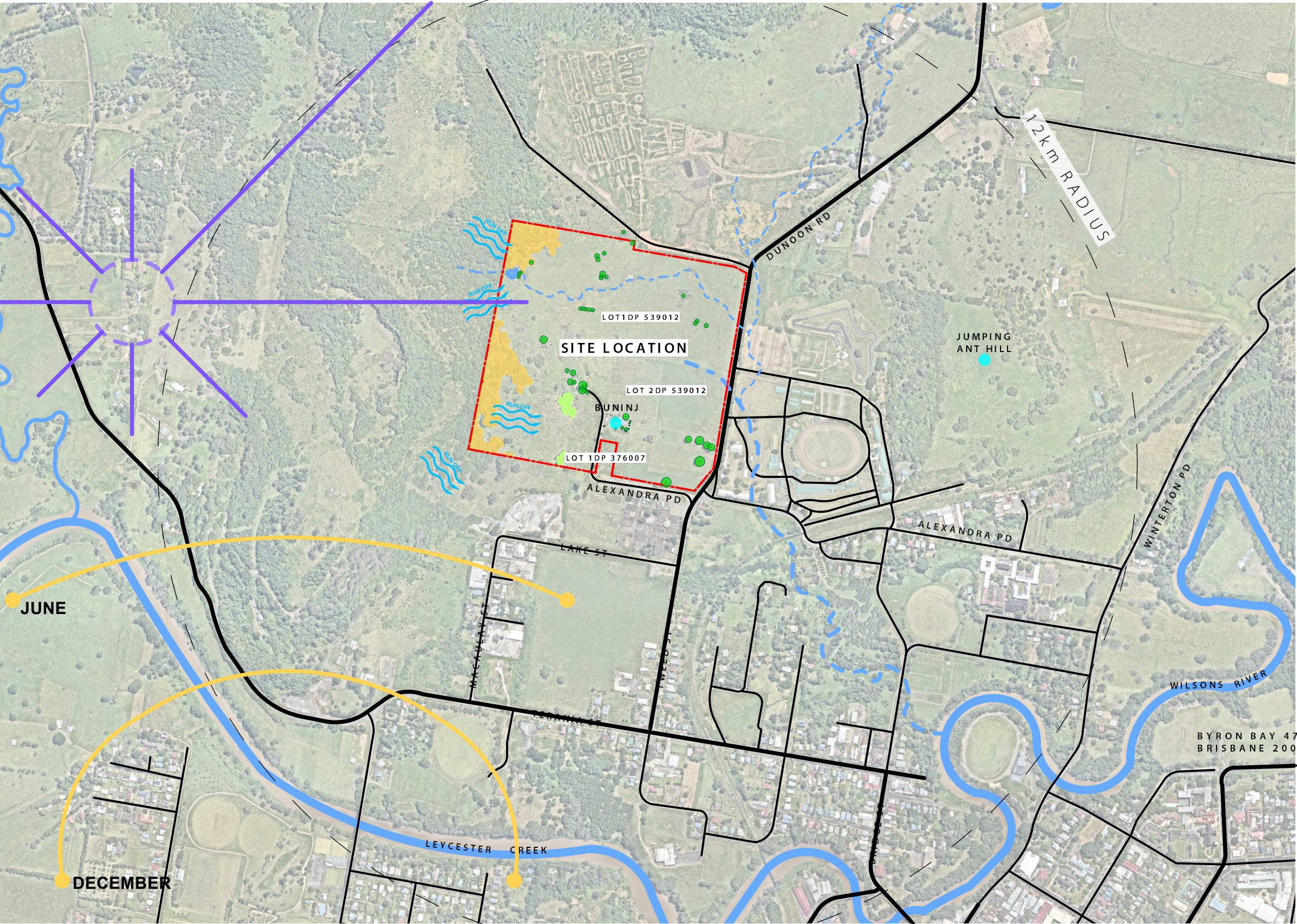
The site is located 734km north of Sydney, 47km south-west of Byron Bay and 200km south of Brisbane.

The subject site lies approximately 3.8km north of Lismore CBD, bordered to the east by main road corridor of Dunoon Road and Lismore Showgrounds and Lismore Cattle Saleyards to the south.

Subject Site comprised of **LOT 2 DP 539012, LOT 1 DP 539012, LOT 1 DP 376007**

The Site is currently undergoing approval to be rezoned as SP2 Educational Establishment, C2 Environmental Management

SITE NATURAL SYSTEMS ANALYSIS



LEGEND

- WIND DIAGRAM
- SOLAR DIAGRAM
- SITE BOUNDARY
- MINOR WATERWAY
- MAJOR WATERWAY
- WATER RUN OFF INDICATOR
- EXISTING TREE TO BE MAINTAINED

SITE ANALYSIS

Leycester creek runs approximately 2km south of the subject site. The site's close proximity to major rivers and waterways indicates a potential risk of recurring flooding marked by the PMF line.

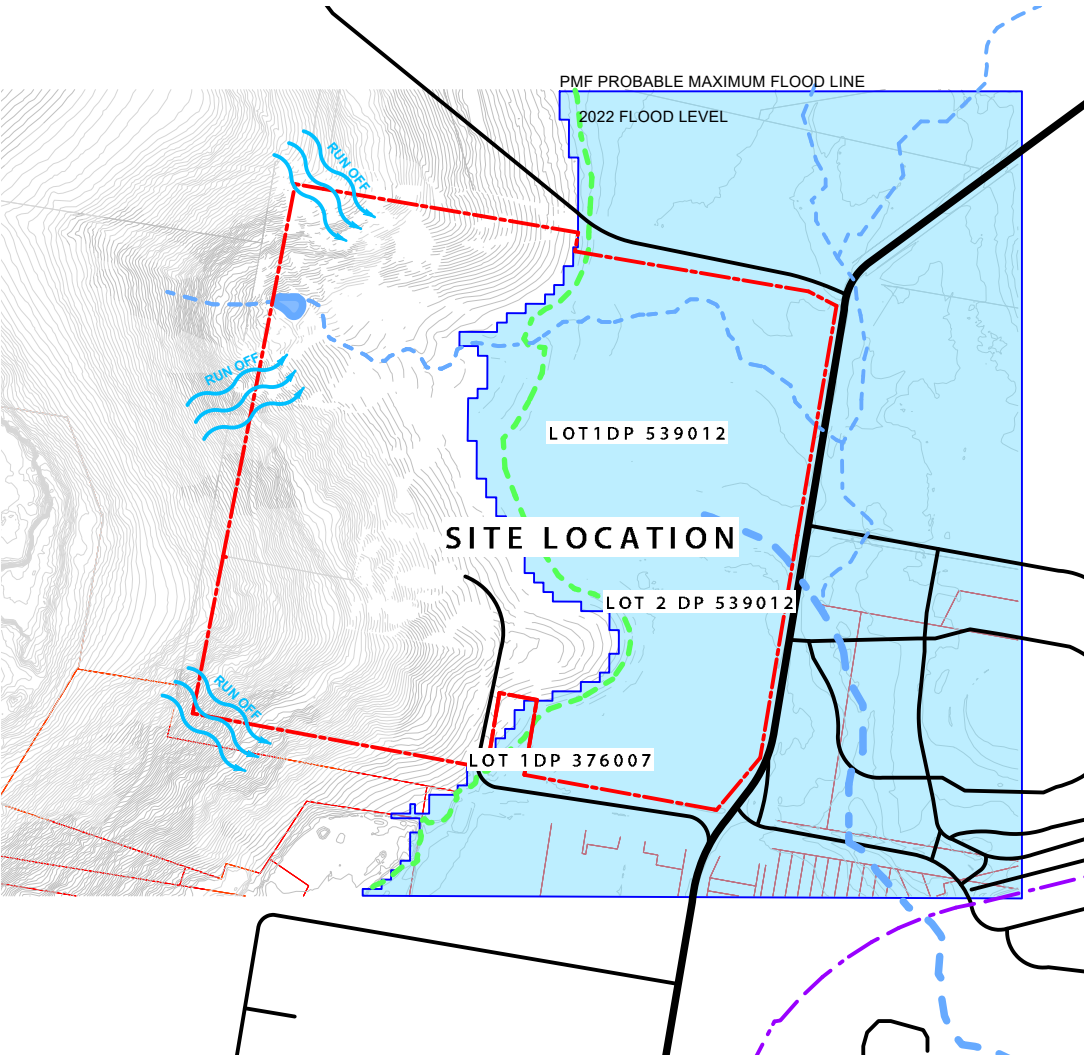
The Environmental Conservation and Management zone sits to the west to protect and manage existing vegetation.

Wind of the area can be largely categorised by its northeastern and eastern directions.

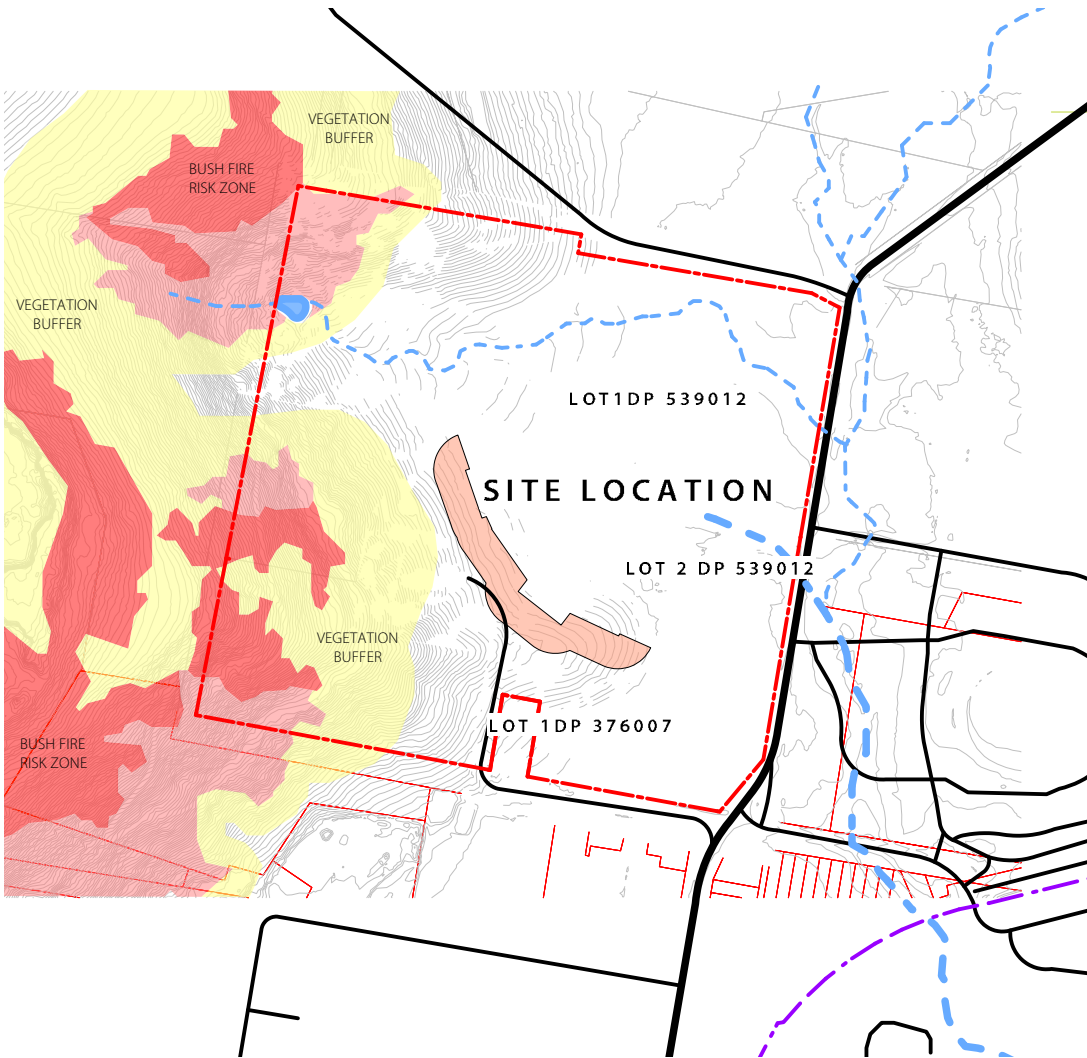
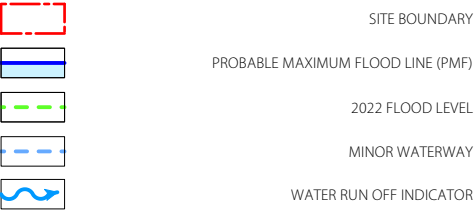
Sun calculations demonstrate a low sun angle with shorter days in winter, making north-eastern to north-western sun access vital. Summer sun is dictated by a higher sun angle with longer days.



SITE RISK ANALYSIS



FLOOD ZONES



BUSHFIRE ZONES



NOTES

The site has a gradient of 13% and experienced direct effects from the 2022 flooding with a level of 14.62M AHD and a depth of 2.8m in some areas within the site boundary. Access from both Dunoon Rd and Tweed St were blocked due to inundation.

Refer: TTW
Norther River Flood Recovery-
Richmond River High Campus
Redevelopment - Flood Impact and
Risk Assessment

Lismore City Council's bushfire prone land mapping indicates the site is partially bushfire prone with the north-west corner of the site mapped as Category 2 vegetation and Vegetation Buffer and the southwest containing Category 1 Vegetation, category 2 Vegetation and Vegetation Buffer the central and east portions of the site are not mapped as bushfire prone land.

Refer to: GeoLINK
Review of Environmental Factors:
Bushfire Hazard Assessment
Northern Rivers Flood Recovery-
Richmond River High Campus
Redevelopment 30th June 2025

VEGETATION COMMUNITIES



VEGETATION COMMUNITIES TYPE 1

Far North Hoop Pine Dry Rainforest (ID: 3064)

Although highly degraded, the presence of regenerating rainforest species suggest this community is a highly degraded form of CTP Far North Hoop Pine Dry Rainforest. Current site conditions see Camphor Laurel and Large Leafed Privet dominate this closed forest/ shrub land a sparse secondary tree layer occurs comprising pioneer subtropical rainforest species including Red Kamala Guioa , Forest Sandpaper Fig, Rough-leaved Elm and Sweet Pittosporum. A weedy understory of Privet and Lantana occurs in places. The ground layer is typically bare where canopy cover is afforded. Shade Grass and Rough Maidenhair occur occasionally with Crofton Weed* and Mistflower* throughout. Vines/ scramblers occur including Cockspur and Climbing Asparagus Fern*

Species present include, but are not limited to:

Canopy Species: *Mallotus phillipensis*, *Guioa semiglauca*, *Ficus fraseri*, *Aphananthe phillipinensis*, *Pittosporum undulatum*

Ground-Stratum: *Ottochloa gracillima*, *Adiantum hispidulum*, *Adenophora riparia*, *Maclura cochinchensis*, *Asparagus plumosus*



VEGETATION COMMUNITIES TYPE 2

Far North Ranges Red Gum Grassy Forest (ID: 3322)

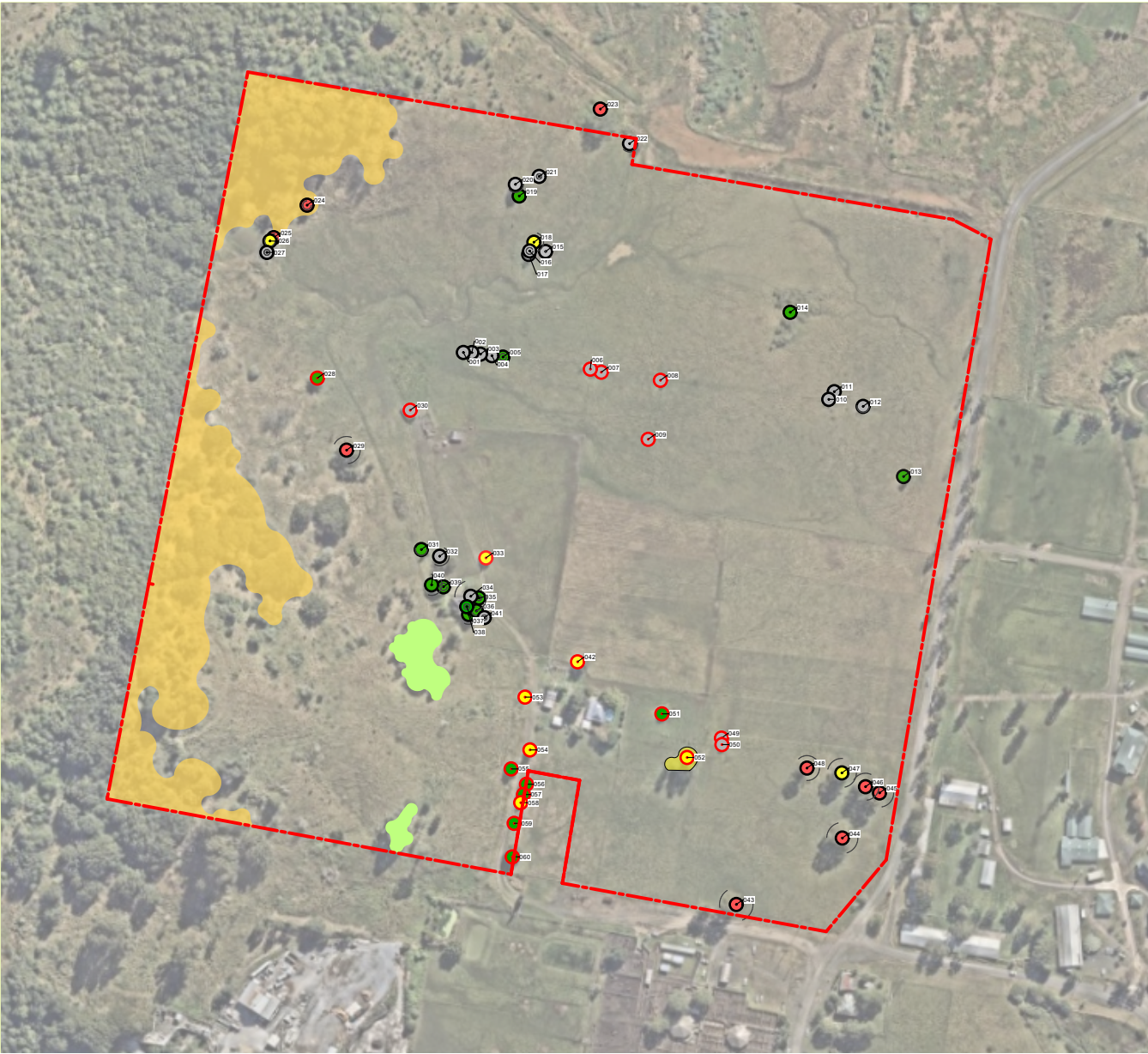
Based on the presence of Forest Red Gum, this community is representative of a degraded variant of *PCT 3322 Far North Ranges Red Gum Grassy Forest*. On site Forest Red Gum (*Eucalyptus tereticornis*) in two locations with ground covers comprised of majority exotic pasture grasses. pioneer dry rainforest and red gum saplings comprise the understory elements of these areas.

Species present include, but are not limited to:

Canopy Species: *Forest Red Gum*, *Eucalyptus tereticornis*

Mid Stratum: *Forest Red Gum Saplings and Pioneer Dry rainforest saplings*

Ground-Stratum: *Mixed Exotic Pasture grasses*



LEGEND

PCT 3322- FAR NORTH HOOP PINE DRY RAINFOREST (THREATENED ECOLOGICAL COMMUNITY)

PCT 3064-FAR NORTH RANGES RED GUM GRASSY FOREST

SITE BOUNDARY

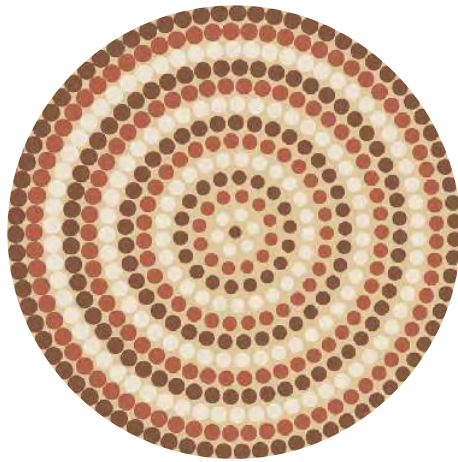
Note:

Refer:

Northern Rivers Flood Recovery-Richmond River High Campus Redevelopment - Arboricultural Impact Assessment 02 July 2025

For full tree mapping details.

HISTORY AND HERITAGE



FIRST NATIONS PEOPLE

The site lies on **Widjabul Wia-bal** lands of the **Bundjalung Nation** and the **Widjabul Wia-bal** people are the traditional custodians of a region reaching from around Grafton in northern coastal New South Wales to Beaudesert in South-east Queensland.

Traditionally, the **Widjabul Wia-bal people** lived in small family groups and relied on **hunting, fishing, and gathering**. They had great skills in crafting tools and weapons from natural resources. They used materials like **stone, wood, shells** and **animal bones** to create spears, boomerangs and other tools essential for hunting and fishing.

One of the annual rituals of the **Widjabul Wia-bal people** was the movement to the coast during the winter months when the mullet were plentiful. The inland peoples from around Casino brought black bean seeds with them to trade for the fish.

The Aboriginal culture in the **Bundjalung Nation** is evident in many aspects, including many bora rings. Casino was an important aboriginal meeting place. Ceremonial grounds are usually marked with a **Bora Ring** which is a raised platform of dirt arranged in a circle. This Bora Ring which was last used in the 1800s is located 15 kilometres south of Lismore on Wyrallah Road

This site is home to many significant geological features for the traditional owners and with ongoing consultations with knowledge holders, and Local Aboriginal Education Consultative Group (AECG) and Authorised Officer (AO) an appropriate design response is key in connecting with the land and cultural context.



ENDEMIC PLANTING

The landscape design considers endemic planting, which uses native species that have adapted to the local environment, to support biodiversity conservation. Native plants support the survival of local species by giving habitat to the fauna and assist in restoration of the ecosystems.

Well-suited to the local environment, these species require less maintenance. Endemic planting to help preserve and celebrate the unique cultural heritage and identity of the region.

Ensuring the development is sufficiently screened from key viewpoints by retaining site vegetation where possible and providing additional vegetation in key locations to soften the built form of the proposal, maximising tree canopy on the site while retaining views beneath. Design to incorporate Water Sensitive Urban Design principals to ensure care for country is implemented.

The beginning of European settlement into the Richmond River area by Red Cedar cutters (lumbermen) and farmers (pastoralists) saw the beginning of mass Red Cedar harvesting and the desecration of endemic plants for the creation of profitable farmland. This introduction of exotic grasses for grazing began to encourage monocultures of invasive grass species to the detriment of the endemic grasslands of the Plateau. Through this re-purposing of land, it is proposed that the landscape be fostered to regain its original planting habit of endemic species.



LOCAL MATERIALS

The choice of material is intended to draw from the former site while reducing the extent of high carbon elements and contributing to a more sustainable built environment. The components that categorise the historical, architectural language of the country are defined by the rich sources of natural materials available at the time, including sandstone and cedar.

The design aims to foster a connection between the built environment and the local community by using local materials where possible to promote environmental responsibility and preserve the regional identity. The design looks at the provision of opportunities for art and celebration of the country.

The addition of outdoor study and learning spaces including the yarning circles by the river surrounded by endemic bush tucker plants. The introduction of educational learning plaques for plant types and further cultural engagement were decided upon in consultation with knowledge holders and the local AECG and AO to identify transferable knowledge and the most effective way to represent these learnings in the landscape.

This may incorporate, mural art, the introduction of cedar wood features, story plaques, and other material feature elements.

The Element of the borrowed landscape is key in the way the site is addressed with a focus on the colour palette of the area, the hazy green-blue of the surrounding hills the expansive horizontal lines of the plateau looking out of the river flats and the views over the valley from the classrooms is considered in the design of the landscape and materials.

LANDSCAPE VISION

CONNECTION WITH COUNTRY



As a landscape architecture practice that deals with land, places, culture, history and the natural environment, everything we do is on Country and it is our responsibility to care for country. We are committed to understand more about the Traditional Owners of this land, and their deep cultural Connections With Country. Our ambition is to:

- Reduce the impacts of natural events through sustainable land and water use practices
- Value and respect Aboriginal cultural knowledge and language and engage with truth
- Ensure Country is cared for appropriately and sensitive sites are protected

LANDSCAPE VISION

To tell the idiosyncratic story of the site, through thoughtful landscape initiatives that celebrate the site's entire history and assist in creating meaningful connections to its future intended purposes.

HUMAN CONNECTIONS



Provide legible and easily accessible links through the site at a human scale to encourage walking and cycling. Creating opportunities for active and passive recreation and a variety of recreation experiences.

The environments in which we live profoundly affect us. Positive relationships and connections to natural and built landscapes impact our health and well-being in a variety of ways. Including reducing stress and minimizing anxiety.

It is our intention to foster connections for the people to Live, Work, Play, Gather, and Learn.

CLIMATE POSITIVE DESIGN



As stewards of the environment, landscape architects must advocate for climate positive outcomes. As designers of the built environment we need to ensure the future of our planet by reducing carbon footprints and increasing sequestration. CPD can mean:

- Retention of as many trees on site as possible
- Reduce demolition and recycle and reuse materials
- Reduce the extent of high carbon elements
- Maximise soft surfaces and soil root plate volumes
- Increase biodiversity
- Design for longevity
- Utilise WSUD principles

SITE SPECIFIC DESIGN



Design which preserves, enhances, and creates strong visual and physical connections to the natural features inherent to the site, whether they are a stand of trees, the topography of a site, a body of water, or a distant view.

MATERIALS

NOTES

The proposed material palette is inspired by the history and heritage of the site with reference to the significance of waterways that run through the site and shape the greater Lismore area. The choice of endemic plant species, and integrated art and educational plaques help to create inclusive spaces and learning opportunities. A rich colour palette has been chosen to reflect the surrounding ecological and geological features of the area allowing the built landscape to settle into its surroundings.

Stone such as granite and rhyolite have been utilised in varied ways throughout the site along with the endemic Red cedar and Paper Bark timber to celebrate the endemic vegetation while highlighting the need for reforesting of these greatly reduced species.

