

The dune area beyond this recreational area represents a highly manipulated coastal environment. Nearly all the dune vegetation has been removed and there is only a scattering of spinifex immediately behind the beach. The dune vegetation has been replaced with plantings of *Pandanus pedunculatus* and these are contributing to dune stability. Turf has been planted behind the dune and this virtually reaches the top of the sand.



open grassed space and recreational facilities east of the F(a) vegetation



grassed depression east of the tennis court that represents the lowest point on the site



children's playground



existing picnic facilities & Pandanus



existing resort pool



tennis courts at southeastern corner of site



highly manicured lawn area behind beach



Pandanus between beach and pool

#### 1.4.6 Character Area Type 6 *resort and landscaped surrounds*

The character area type includes the existing resort and its immediate surrounds. Those surrounds are highly maintained gardens, pathways and water features with a focus on sub-tropical planting. The building and landscape styles are reflective of the period of construction with a focus on bright 'beach' colours and '80s resort style planting. Predominant landscape species include Frangipanis, Cocos and other palms species, Hibiscus, Mondo Grass, Umbrella Tree, Philodendrons and other foliage plants. There is no remnant native vegetation within this zone.



northern side of resort with palm trees in front



pathway and gardens



pathway and gardens

#### 1.4.7 Character Area Type 7 *remnant dune vegetation*

This area is located immediately behind Campbells Beach at the northeastern corner of the site. It represents the second area of indigenous vegetation within the site. Native vegetation includes Blackwood Wattle, Coastal Wattle, Coastal Banksia, Geebung and grass species. The area is highly infested with weeds and shows signs of previous garden waste having being dumped at this location. Of the entire site, this is the only area that represents a location where the hind dune has not been completely manipulated and grassed. The existing vegetation is providing stability to the hind dune.



looking north to edge of dune vegetation



Banksias, part of the hind dune vegetation



weed infestation to hind dune vegetation

#### 1.4.8 Character Area Type 8 *Campbells Beach*

This area is located at the eastern extent of the site and is part of Campbells Beach. This character area will be a key location in determining the new site character as it provides the coastal setting. The key features are the outlook to the ocean and islands and the views to the peninsulas at either end of the beach. Looking north the view along the beach takes in the small area of remnant hind dune vegetation. The existing Pandanus planted behind the beach, although not native, add to the distinct coastal character. There are some remnants of low dune vegetation. The beach is relatively steep.



looking north along Campbells Beach



looking south to peninsula



Pandanus & island view

page 16

## 1.5 Views to Site from Public Locations

The Pelican Beach Resort is located within a highly developed corridor of coastal land north of Coffs Harbour. The site is surrounded by existing development. A key issue in developing the site will be the consideration of how the development is viewed from the surrounds.

There are two main factors that affect how the site is viewed. The first is that the site is located between two ridgelines approximately 260 metres apart. Locations south of the southern ridgeline and north of the northern ridgeline do not have views to the project site. Refer to the Illustration 1. Secondly, the site is located below the highway with much of the site at the same elevation as the foreshore. This means that for many locations west of the highway, the site is at too low an elevation to be viewed and for locations that can view the site, it is only the higher part of the site that is visible.

There are, however, a number of public sites from which the development site can be viewed. These include public roads to the south of the site, the Pacific Highway west of the site, Old Coast Road within the Korora Basin, Campbell's Beach and from the water immediately offshore from Campbell's Beach.

The following illustration indicates the views that are possible to the project site from public locations within a 1km radius of the site.





These locations represent public locations within a 1km radius of the project site from which it is possible to see part or all of the project site. Analysis does not include private residences, however, to the south of the site locations 1 to 5 have been utilised to make a preliminary assessment of views from the nearby residences. For each photograph, the yellow line indicates the approximate extent of the project site.

Illustration 6 - Views from Public Locations



#### View 1 - northern end of Coachmans Close

This view is from the northern end of Coachmans Close, south of the project site. It is indicative of the view from the residences at the end of Coachmans Close. In actual fact the residences are elevated at least another 2m above this location. Only limited views are possible due to the tall trees on the bank between the resort and Coachmans Close.



#### View 2 - northern end of Coachmans Close

This view is taken at the northern end of Coachmans Close where the Eucalypts end on the bank between the resort and Coachmans Close and it is possible to get a better view of the resort. Once again the residences at this end of Coachmans Close are elevated at least another 2m above this location.

page 19





### View 3 - top of Beachfront Close

This view is from the top of Beachfront Close on Coachmans Close. There are a number of private residences along this close that currently overlook the resort.



### View 4 - halfway down Beachfront Close

This view is from approximately halfway down Beachfront Close, north of the resort site. It is indicative of the view from residences on the south side of the close, although the viewing balconies of these residences tend to be at least another 3m higher than this position. This photograph illustrates the extent of the ocean view currently available at this location.



### View 5 - lower end of Beachfront Close

This view is from the cul-de-sac at the lower end of Beachfront Close, north of the resort site. The residence to the left of the photo has clear views into the resort site as does the lot adjacent to the tennis courts.

page 20

*sapphire*  
Landscape Masterplan Report

jackie amos landscape architect



Summary of views from north of resort



View 6 - easement south of resort site

This view is from the easement to the south of the site. It is indicative of views from the units south of the resort, in particular the units that are located before the steep slope down to the foreshore level. The balconies of the nearest unit are at least another 3m higher than this viewing location.



View 7 - open space to the north of the resort

This view is from the open space to the northeast of the resort site. It overlooks the lower part of the site.





#### View 8 - Pacific Highway, south of resort site

This view is from the Pacific Highway travelling north. The location is approximately 30m south of the entry to the resort. It takes in the very top of the site, but does not have views to the lower part of the site.



#### View 9 - Pacific Highway, north of resort site

This view is from the Pacific Highway, approximately 150m north of the entry to the resort. It takes in the very top of the site, but does not have views to the lower part of the site.



#### View 10 - Sapphire Apartments

This view is from the lower units at Sapphire Apartments, north of the resort site. This location is at the top of the stairs providing access to the foreshore at the apartments. Only limited views are possible to the project site, however, more elevated views are likely from within the apartments. Redevelopment of the project site, however, will not affect the ocean views from this location.

page 22

*sapphire*  
Landscape Masterplan Report

Jackie amos landscape architect





#### View 11 - Campbells Beach

This view is from Campbells Beach immediately to the east of the project site. From this location only the roof of the existing resort building is currently visible. The higher part of the site is not visible.



#### View 12 - Off Shore

This view is from approximately 800m off Campbells Beach east of the project site. From this location it is possible to view the existing resort building, the pocket of 7(a) vegetation and the trees on the higher part of the site.



### View 13 - Old Coast Road

This view is from the Old Coast Road, approximately 500m northwest of the project site. From this location it is possible to view the higher part of the site including the existing pair of hoop pines.



### View 14 - Old Coast Road

This view is from the Old Coast Road, approximately 750m northwest of the project site. From this location it is possible to view only the very top of the existing Pelican Beach sign and the tops of the trees around the old Italian restaurant. It is not possible to view the hoop pines on the higher part of the site or any of the lower part of the site.

page 24

*Sapphire*  
Landscape Masterplan Report

Jackie amos landscape architect





#### View 15 - Headland at southern end of Campbells Beach

This view is from the northern side of the headland between Hills Beach and Campbells Beach. This headland is densely vegetated and only informal walking tracks exist over the headland. These tracks are very steep and in poor condition and pass through private land. Three private land parcels extend to the edge of the cliff above the beach or to the beach itself in this area. It is not possible to walk around the headland on the ocean side. This photo is taken from the rocks at the base of the headland. From this location it is possible to view the lower half of the resort site. It is also possible to view the existing trees at the top of the site.





## Section Two

# Landscape Proposals



## 2.1 Landscape Masterplan Principles

The landscape masterplan for the proposed Sapphire tourist/residential development is based on the following principles.

- to retain, enhance and protect the 7(a) vegetation and dune vegetation;
- to reflect the coastal setting;
- to incorporate Water Sensitive Urban Design principles;
- to create a landscape of a high visual amenity;
- to consider the broader site setting;
- to provide for internal circulation and to provide links to the surrounds including the 'Coastal Walk';
- to provide for appropriate bushfire protection and management areas as required by the NSW Rural Fire Service;
- to provide connections to Campbells Beach;
- to provide opportunities for outdoor passive and active recreation; and
- to utilise indigenous plant species.

## 2.2 Landscape Masterplan Strategies

The landscape masterplan includes a number of landscape strategies. These strategies are as follows.

### 2.2.1 7(a) Vegetation

The 7(a) Environmental Protection Zone will be retained. This vegetation is located on the steepest part of the site on a slope of approximately 1:2. Vegetation to the zone is Dry Sclerophyll Forest and is mostly regrowth vegetation. The area is currently extensively weed infested, particularly at its edges. Strategies for this retained vegetation include the retention of all indigenous species, the hand removal of weeds throughout the zone and revegetation works. Revegetation work will include the establishment of buffer zones on all sides of the zone to strengthen the integrity of the retained vegetation and to replace existing weed areas.

### 2.2.2 Dune Vegetation

A small area of dune vegetation exists at the northeastern extent of the site. The vegetation to this area includes an upper story of *Banksia integrifolia* and *Acacia sophorae* with an understorey of native grasses and coastal groundcovers. The area is also extensively weed infested and shows signs of having been used as a rubbish dump for garden and grass cuttings. Strategies for this vegetation include the retention of the indigenous vegetation, the removal of all weed species and revegetation works to the vegetation and the surrounds. A dune protection fence will be located around the retained vegetation and revegetation areas.

The landscape masterplan indicates a north/south pathway link behind the dunes. This access provides a link from the private residences to a central beach access. At the existing dune vegetation, the masterplan indicates this link traversing the retained vegetation. Pedestrian access would only be located at weed infested areas and would not result in the removal of any existing native vegetation. Fencing would be established to restrict access into the retained dune vegetation. This proposal would be ground truthed at the next phase of design and, in the event that the proposed pathway locations impact on native vegetation, they would be relocated further to the west. Revegetation to the dune would be as per the Plan of Management prepared by Bushfiresafe Services. The existing dune landscape includes a number of *Pandanus* that were planted as part of the resort landscape. The *Pandanus* on the dunes will be retained.

page 28

*sapphire*  
Landscape Masterplan Report

jackie amos landscape architect



### 2.2.3 Beachfront Homes/Dune Interface

The Beachfront lots are adjacent to the dune environment. Landscape strategies for the eastern extent of these lots, and their interface with the dune environment, intend to create a reflection of the natural dune landscape. The eastern extent of the Beachfront lots will include low planting of coastal groundcovers. The intention is that this garden planting will merge visually with the revegetation planting to the west of the dune environment. Proposed plant species will be colourful native coastal species.

A pool fence or similar fencing will provide a degree of privacy and security to the Beachfront residences. Planting will be located either side of the fence and it is intended the visual permeability of the fence will allow a visual link between the private and dune spaces.

A north/south pedestrian link will provide access from each Beachfront Home to a central beach access. The central beach access will be constructed from timber slat and chain. Dune protection fence will be located either side of the beach access to restrict access into the dune revegetation areas.

### 2.2.4 Stormwater Detention Areas

There will be two main stormwater detention areas and these will be extensively landscaped to read as part of the landscaped setting for the residential buildings. The first detention area is to the east of the Garden Apartments. Strategies for this location include planting with groups of *Livistonia australis* palms, rainforest trees and an understorey of native grasses and groundcovers. Street tree planting on the opposite side of the street will reinforce planting themes for this location. Tree planting will be strategically located to create a lush green setting for the buildings whilst allowing views out.

A pedestrian path will be located along the western side of the detention area between the residential buildings and the basin. These will link with the central pedestrian spine and ultimately the central beach access. Grassed areas adjacent to the path will help to soften the linear form of the detention area. Timber boardwalks will provide access across the detention area.

The second stormwater detention area will be to the east of the Beachfront homes and at the surrounds to the pedestrian link between the Beachfront lots. This area will be a combination of grassed and planted areas. Mounds will provide a visual feature and will create a vista to Campbell's Beach. Mounds will include plantings of *Pandanus* with an understorey of mass groundcover planting. The height difference between the adjacent Beachfront lots and the basin will be treated with densely planted batters.

The stormwater detention area to the east of the Beachfront homes will be an integrated part of the private gardens to these lots. The homes will open out to a private outdoor living area that may include seating, timber decking, a BBQ, plunge pool and dining areas. A stepped access will provide the link to the lower garden area which will function as part of the stormwater detention for the site. The interface between the levels will be treated either formally with split retaining walls and terraced gardens or an informal planted batter. The lower garden will incorporate a link to the north/south pathway behind the dunes and low planting. Whilst planting at the upper level will be more formal and sculptural, planting to the sunken garden will feature coastal groundcovers to create a seamless interface with the dune landscape.

### 2.2.5 Interface with Pacific Highway

The site will be accessed from the existing access off the Pacific Highway. Landscape treatments to this entry and to the site's interface with the Pacific Highway seek to create a visual landmark and to establish this as a development of a high visual standard. At the southwest of the site, a series of terraced gardens will provide the interface between the highway and the first Hillside Unit building. These gardens will include dense sub-tropical planting and groups of trees.

Trees will be rainforest species and will be selected for their screening capacity. The top garden will incorporate a 'line' of signature trees. Hoop Pines have been previously used on the site and will be considered as a potential species. The understorey will feature mass planting of sculptural groundcovers.

The vehicular entry provides access to a visitor carpark at the top of the site. Flowering trees with a colourful understorey will provide the introduction to the units and communal facilities located at the very top of the site. Palms groups will be located along the western boundary to the carpark.

### 2.2.6 Communal Open Space

The open space to the proposed development includes:

- the shade pathways along the main road and between the buildings;
- the gardens between the residential buildings;
- the landscaped parkland at the central beach link;
- the protected and rehabilitated 7(a) zone;
- the landscaped area to the west of the dune;
- the detention area of the east of the Garden Apartments; and
- the public open space at the nearby Campbells Beach.

Collectively these open spaces provide a green setting for the residential buildings.

The landscaped surrounds to the residential buildings are to provide a green, lush setting for the buildings. The western part of the site is sloped and buildings at this location will be set between terraced gardens. Gardens in and around the buildings will incorporate exotic and native species with a focus on contrasting and dense foliage. The intention is that the buildings will be gradually revealed as the site is traversed. Dense planting will include groups of shade trees, palms groups and layering of shrubs and groundcovers.

The main internal link will feature a native coastal tree, *Cryptocarya triplinervis* in informal groups. Landscape treatments along this route will define significant locations. Groups of a flowering tree with a backdrop of palms will define the entry to the carpark for the communal facilities. Feature trees will mark the arrival at the beach link.

A communal picnic area will be provided at the base of the 7(a) vegetation. Potential facilities may include shade shelters, picnic facilities and BBQs. A pathway along the base of the protection zone will provide an opportunity to take in this natural vegetation and green space.

### 2.2.7 Pedestrian Circulation and Links

A pedestrian pathway will be provided along the main internal road. Street tree planting, lush groundcover planting and gardens to the front of the unit buildings will provide an attractive setting for this pathway. A pathway link will be provided to each residential building. The main pathway will culminate in the central beach access. A pedestrian pathway is also proposed along the base of the 7(a) vegetation. This will provide opportunities for a walking circuit and a chance to engage with this 'green' element.

### 2.2.8 Public Access

The "Solitary Islands Coastal Walk Draft Strategy" indicates that, at Campbells Beach, the "Coastal Walk" would be located along the beach. It also indicates that providing access from Hills Beach to the south over the headland to Campbells Beach is a challenge due to private ownership of land extending to the cliff tops. To contribute to the development of the "Coastal Walk" and to facilitate access to the beach, this development will provide a link to the beach from the highway. This public access will be located along the northern side of the site. The beach access will be of timber slat and chain construction.

page 30

*sapphire*  
Landscape Masterplan Report

Jackie Amos landscape architect





## 2.3 Existing Vegetation Schedule



Illustration 8 - Vegetation to be Removed/Retained

### LEGEND

-  existing tree to be removed
-  existing tree to be retained

SCHEDULE OF EXISTING TREES - Sapphire Development			
Number	Species	Common Name	Retain/Remove
T1	Syzygium species	Lilly Pilly	remove
T2	Mangifera indica	Mango	remove
T3	Mangifera indica	Mango	remove
T4	dead tree		remove
T5	Araucaria heterophylla	Norfolk Island Pine	remove
T6	Araucaria cunninghamii	Hoop Pine	remove
T7	Araucaria cunninghamii	Hoop Pine	remove
T8	Araucaria cunninghamii	Hoop Pine	remove
T9	Araucaria cunninghamii	Hoop Pine	remove
T10	Araucaria cunninghamii	Hoop Pine	remove
T11	unidentified		remove
T12	Araucaria cunninghamii	Hoop Pine	remove
T13	Araucaria cunninghamii	Hoop Pine	remove
T14	Araucaria cunninghamii	Hoop Pine	remove
T15	Araucaria cunninghamii	Hoop Pine	remove
T16	Araucaria heterophylla	Norfolk Island Pine	remove
T17	Casuarina species	She-oak	remove
T18	Araucaria heterophylla	Norfolk Island Pine	remove
T19	Araucaria heterophylla	Norfolk Island Pine	remove
T20	Araucaria heterophylla	Norfolk Island Pine	remove
T21	Casuarina species	She-oak	remove
T22	Araucaria heterophylla	Norfolk Island Pine	remove
T23	Casuarina species	She-oak	remove
T24	Casuarina species	She-oak	remove
T25	Casuarina species	She-oak	remove
T26	Araucaria heterophylla	Norfolk Island Pine	retain
T27	Pandanus pedunculatus	Screw Pine	remove
T28	Pandanus pedunculatus	Screw Pine	remove
T29	Pandanus pedunculatus	Screw Pine	remove
T30	Pandanus pedunculatus	Screw Pine	remove
T31	Araucaria heterophylla	Norfolk Island Pine	remove
T32	Pandanus pedunculatus	Screw Pine	remove
T33	Banksia integrifolia	Coastal Banksia	remove
T34	unidentified		remove
T35	Banksia integrifolia	Coastal Banksia	remove
T36	Pandanus pedunculatus	Screw Pine	remove
T37	Banksia integrifolia	Coastal Banksia	remove
T38	Pandanus pedunculatus	Screw Pine	remove
T39	Banksia integrifolia	Coastal Banksia	remove
T40	Araucaria heterophylla	Norfolk Island Pine	retain
T41	Banksia integrifolia	Coastal Banksia	retain
T42	Casuarina species	She-oak	retain
T43	Casuarina species	She-oak	retain
T44	Casuarina species	She-oak	retain
T45	Casuarina species	She-oak	retain
T46	Araucaria heterophylla	Norfolk Island Pine	retain
T47	Pandanus pedunculatus	Screw Pine	remove
T48	Copernopsis anacardioides	Tuckeroo	remove
T49	Copernopsis anacardioides	Tuckeroo	remove

page 32

*sapphire*  
Landscape Masterplan Report

jackie amos landscape architect

Number	Species	Common Name	Retain/Remove
T50	Banksia integrifolia	Coastal Banksia	remove
T51	Pendanus pedunculatus	Screw Pine	retain
T52	Pendanus pedunculatus	Screw Pine	retain
T53	Pendanus pedunculatus	Screw Pine	retain
T54	Pendanus pedunculatus	Screw Pine	retain
T55	Pendanus pedunculatus	Screw Pine	retain
T56	Pendanus pedunculatus	Screw Pine	retain
T57	Pendanus pedunculatus	Screw Pine	retain
T58	Pendanus pedunculatus	Screw Pine	retain
T59	Pendanus pedunculatus	Screw Pine	retain
T60	Pendanus pedunculatus	Screw Pine	retain
T61	Pendanus pedunculatus	Screw Pine	retain
T62	Pendanus pedunculatus	Screw Pine	retain
T63	Pendanus pedunculatus	Screw Pine	retain
T64	Pendanus pedunculatus	Screw Pine	retain
T65	Pendanus pedunculatus	Screw Pine	retain
T66	Pendanus pedunculatus	Screw Pine	remove
T67	Pendanus pedunculatus	Screw Pine	remove
T68	unidentified		remove
T69	Pendanus pedunculatus	Screw Pine	remove
T70	Pendanus pedunculatus	Screw Pine	remove
T71	Pendanus pedunculatus	Screw Pine	remove
T72	Pendanus pedunculatus	Screw Pine	remove
T73	Pendanus pedunculatus	Screw Pine	remove
T74	Pendanus pedunculatus	Screw Pine	remove
T75	Pendanus pedunculatus	Screw Pine	remove
T76	Pendanus pedunculatus	Screw Pine	remove
T77	Pendanus pedunculatus	Screw Pine	remove
T78	Pendanus pedunculatus	Screw Pine	remove
T79	Pendanus pedunculatus	Screw Pine	remove
T80	Pendanus pedunculatus	Screw Pine	remove
T81	Pendanus pedunculatus	Screw Pine	remove
T82	Pendanus pedunculatus	Screw Pine	remove
T83	Pendanus pedunculatus	Screw Pine	remove
T84	Pendanus pedunculatus	Screw Pine	remove
T85	Pendanus pedunculatus	Screw Pine	remove
T86	Pendanus pedunculatus	Screw Pine	remove
T87	Pendanus pedunculatus	Screw Pine	retain
T88	Pendanus pedunculatus	Screw Pine	retain
T89	Pendanus pedunculatus	Screw Pine	retain
T90	Pendanus pedunculatus	Screw Pine	retain
T91	Pendanus pedunculatus	Screw Pine	retain
T92	Pendanus pedunculatus	Screw Pine	retain
T93	Pendanus pedunculatus	Screw Pine	remove
T94	unidentified		remove
T95	unidentified		remove
T96	unidentified		retain
T97	unidentified		remove



## 2.4 Landscape Zones

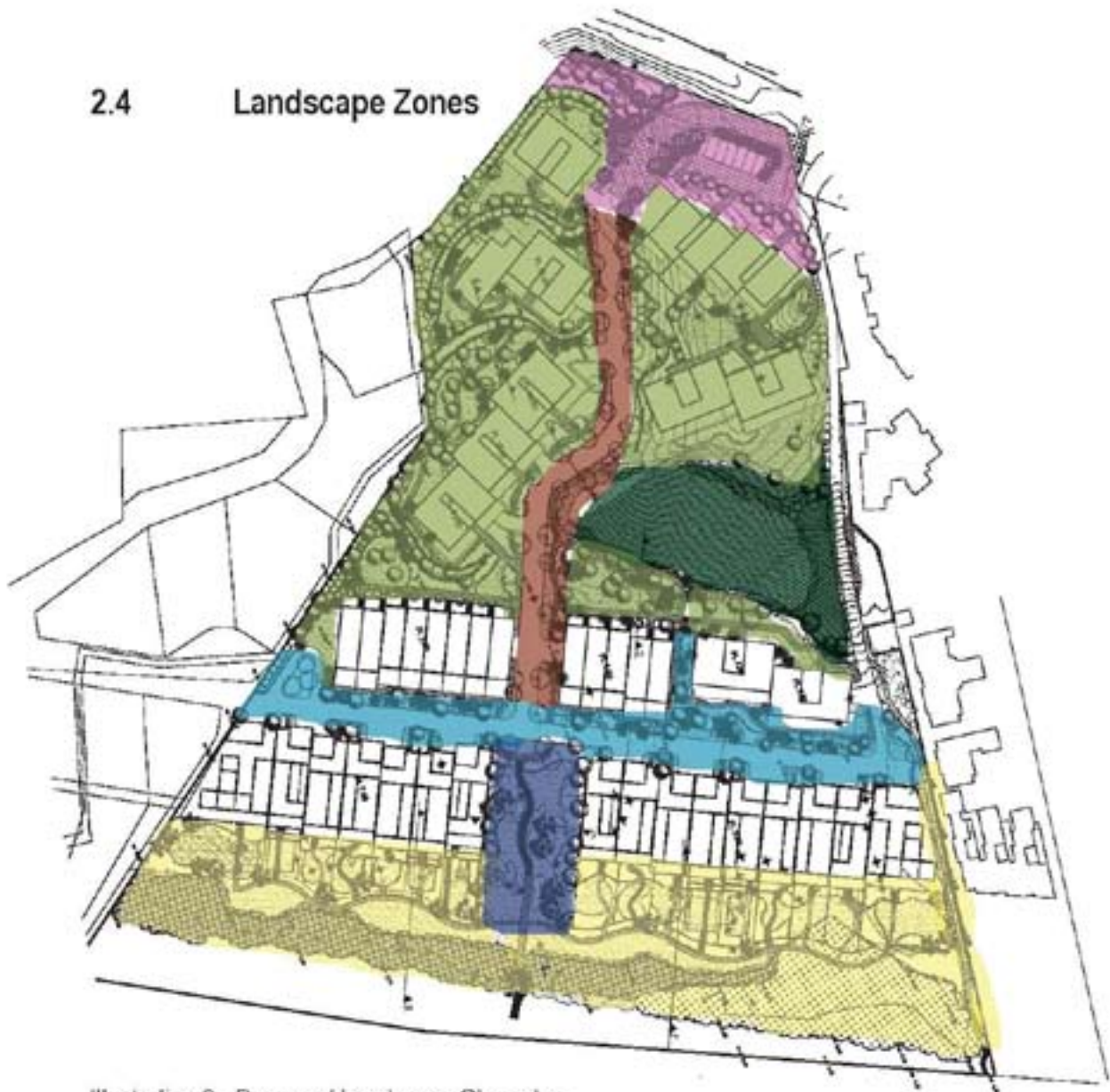


Illustration 9 - Proposed Landscape Character

### LEGEND

-  zone 1 - entry & buffer to highway
-  zone 2 - main vehicular route
-  zone 3 - gardens
-  zone 4 - 7a vegetation & revegetation
-  zone 5 - streetscape & bio-retention area
-  zone 6 - beach link
-  zone 7 - beachfront homes & dune

page 34

*sapphire*  
Landscape Masterplan Report

jackie amos landscape architect