

2.4.1 Zone 1 - entry & buffer to highway

Zone 1 is located at the western boundary to the site and represents the entry to the development. The 'entry landscape' commences at the boundary with the highway and includes the vehicular entry to the site, the start of the main internal road and northern vehicular access and the landscape buffer that extends across the western extent of the property.

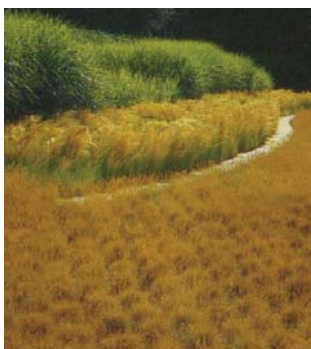
The 'entry landscape' is to create a landmark on the highway and is to also provide a dense planted buffer between the existing highway and future residential properties. The entry landscape is sited within the 20m scenic buffer zone. Typically the highway into Coffs Harbour is a continuous blur of residential development scattered with the odd tourist facility. The entry landscape will be visible from the highway and will establish a development of high visual amenity. The 8m wide landscape buffer at the southwestern extent of the site will include a planted mound which will feature Hoop Pines. These pines will replace existing site Hoop Pines that are diseased and therefore subject to removal. This line of Hoop Pines will create a visual landmark. The wide landscape zone will allow for a backdrop of dense screen planting. This screen planting may potentially include *Livistonia australis* palms reused from the existing resort gardens. The understorey to the Hoop Pines will feature mass planting of groundcovers. Planting layout will be simple with mass planting, clean lines and a limited palette of plant species.

The landscape buffer on the northern side of the internal road will also include replacement planting of Hoop Pines. This buffer planting will also include screen planting to the eastern side of the planted area and low planting to the tree surrounds. On the opposite side of the internal road, a line of colourful, flowering trees will add to the amenity of the entry landscape.

A pedestrian link will be located within the landscape buffer. This will provide a link from Coachmans Close at the southwestern extent of the property across to the northern vehicular access. Signage will indicate the link down this road to the Coastal Walk.

A sign will be located within the landscape buffer to name the community. Signage will be sophisticated and simple to minimise the potential to add to the existing highway 'clutter'.

The western extent of the northern vehicular route will include planting and a seating area. The planted area will provide a backdrop to the view down this road from the highway. The seating area, along with other seating areas located along this route, will provide 'resting locations' along the access down to and from the Coastal Walk.



mounded planted areas to provide screening, repeated feature trees, mass planting of groundcovers to tree surrounds

2.4.2 Zone 2 - main vehicular route

Zone 2 is the main vehicular route within the site. It is located centrally to the site and provides access to lots 33, 32, 30, 31, 28, 29, 27 and 26 and is the link to the street behind the Beachfront lots. This route will also define the main pedestrian link to the beach access for the development. Landscape treatments to this road and pedestrian link will seek to define its significance, to add visual amenity to the development and to reflect the retained vegetation of the site. Street tree planting will incorporate an indigenous species found within the 7(a) vegetation e.g. Three Vein Laurel. Tree planting will be located to provide shade to the path and to consider access into individual lots. At the higher part of the site, the northern side of the road will include an area of community title. This will include some form of landscape retaining walls. The focus will be on creating a 'green' effect with stepped retaining walls and gardens between walls.

The pedestrian pathway will provide a link from the site entry to the beach access. This pathway will be of a high quality finish that provides an appropriate surface for the steepness of the site. Street trees will be located either side of the road to create a green setting and to provide shade for pedestrians. The stepped gardens and pocket of 7a vegetation will add to the visual amenity of the route. The road reserve will be grassed.



formal arrangement of street tree, grassed road reserve with pathway, stepped retaining walls with indigenous planting

2.4.3 Zone 3 - stormwater basin

Zone 3 is the stormwater basin located behind lots 17 to 21 at the base of the 7a vegetation. The design of this basin is as per specifications provided by GHD engineering and any detailed landscape proposals would need to be prepared in conjunction with GHD to ensure the necessary stormwater volumes are catered for, however, it is proposed that the basin be landscaped as a visual feature to the community and extension of the 7a vegetation habitat. The basin could include a combination of grassed and planted areas. Planted areas should include indigenous species with a focus on those species found in the 7a vegetation community.



potential for stormwater basin to be a combination of planted and grassed areas with overall 'natural' appearance

2.4.4 Zone 4 - 7(a) vegetation & revegetation

Zone 4 is the pocket of 7(a) vegetation that is located approximately at the centre of the site. This zone also includes the revegetation planting to the edges of this pocket. The 7(a) vegetation will be retained. The existing weeds will be hand removed as per the Vegetation Management Plan for this location. Revegetation works will be established for exposed areas located within the pocket and for the edges of the 7(a) area. Proposed revegetation areas include the northern and western sides of the zone. A barrier fence will be designed that restricts access into the zone, but is also in keeping with the high visual amenity and character of the development. Consideration will be given to using plant species found within the 7(a) vegetation within the landscape works to the development to reinforce the natural characteristics of the location.

2.4.5 Zone 5 - streetscape and bio-retention swale

Zone 5 includes the street providing access to lots 1 to 25, located behind the Beachfront lots. The street will include street tree planting either side of the road and a grassed bio-retention swale along the western side of the road. Both road reserves will be grassed. Planted areas at either end of the road will include feature trees. The northern end of the road will provide access to 5 visitor carparks.

2.4.6 Zone 6 - beach link

The pathway along the main vehicular link will culminate in the beach link, located between lots 6 and 7. This area will also include a stormwater overflow swale. The path down the central road will continue across the park to the beach access. The park will include retained and relocated Pandanus. Low mounds will add interest to the park landscape and will feature mass planting of native grasses and groundcovers. Dense planting will be located along the northern and southern edges to give privacy to the adjacent lots. The Beachfront homes will be at RL7.50 with the park at RL5.25. The level changes will be taken up with a planted batter. Tree planting to the batter will provide additional privacy to the adjacent lots and will also create a visual vista to the beach access and ocean beyond.



planted batters to the park edge, pedestrian link to beach access, Pandanus as feature tree, low mounds with planting

2.4.7 Zone 7 - beachfront community park & dune

Zone 7 includes the Beachfront lots and the dune area to the east. The Beachfront lots have rear access with an east facing garden overlooking Campbells Beach. Future homes will have a ground floor at RL7.5. The future design to the residential garden will need to consider treatment between the floor level and the return to existing ground at RL5.25. It is likely this will be either a landscaped buffer or some form of retaining walls.

The interface between the private lots and the communal park will include a pool fence or similar style fencing and low planting with coastal groundcover plants. This style of fencing is intended to provide security for residents whilst maintaining views. It is also intended to contribute to a smooth transition between private and communal space and the beach landscape. The planting at this interface is also intended to 'soften' the line between private and communal space and to integrate visually with the dune revegetation planting.

The area of retained dune vegetation to the north will include retained trees, shrubs and groundcovers. It will also be weeded and supplemented with additional dune species as per the Vegetation Management Plan. The southern dune area will include retained Pandanus, Banksias and Casuarinas. This area will be extensively revegetated with coastal indigenous species, particularly groundcovers, to stabilise and anchor the dune environment. Species ideally suited to dune stabilisation such as *Spinifex sericeus* (Spinifex grass) will be densely planted throughout the revegetation area. Dune protection fence will be located around the revegetation areas and retained hind dune vegetation to restrict access into these areas.

In addition to the area of hind dune vegetation to be retained at the northeastern extent of the site, there are 51 isolated trees to be retained within the beachfront area. Most of these are either in the dune area or in the communal park behind the lots. A small number are in the eastern extent of the beachfront lots.

A pedestrian link will be provided from the Beachfront lots to the main pedestrian spine and beach access. A public access will be provided along the northern edge of the development. This will provide a link to the 'Coastal Walk' along Campbells Beach. Signage will be included at the entry to this walk indicating the link to the beach.



edge of beachfront lots landscaped to 'soften' edge between private and communal space, 'open' pool fencing to allow views but to provide security, planting at interface to incorporate coastal groundcovers to establish a relationship to the dune vegetation and to create a smooth transition

2.4.8 Zone 8 - public access

Zone 8 is located along the northern edge of the site. It allows for public access down to Campbells Beach and to the "Coastal Walk", which at this location is intended to be located along the beach. Signage at the western extent of the zone will indicate the link to the "Coastal Walk". A series of 'resting locations' will be located along the route to provide for the comfort of walkers using the steep route. These locations will include a level area with a seat and shade tree planting. Outside of lot 14, the access will include shrub planting with low planting located next to the pathway. A shaded seating and lookout area will be included at the eastern extent of the access with a link to a constructed timber beach access.