



Sapphire

42 lot residential subdivision

Landscape Masterplan Report

prepared for Sapphire Beach Development Pty Ltd
June 2009



jackie amos landscape architect

Sapphire

42 lot residential subdivision

Landscape Masterplan Report

prepared for
Sapphire Beach Development Pty Ltd
June 2009

jackie amos landscape architect

1345 Bucca Road
NANA GLEN NSW 2450

T 02 6654 3000
F 02 6654 3000
M 0427 667748

jamosla@bigpond.net.au



jackie amos landscape architect

Table of Contents

Section One Site Analysis

	Introduction	1
1.1	Site Location	3
1.2	Site Context	4
1.2.1	Korora	5
1.2.2	Opal Cove Resort	6
1.2.3	Coachmans Close residential area	7
1.2.4	744 Pacific Highway & Nautilus Resort	8
1.2.5	Sapphire Beach Apartments	8
1.2.6	Sapphire residential area	9
1.2.7	Korora Basin, west of highway	9
1.3	Site Analysis	10
1.3.1	Topographical Analysis	10
1.3.2	Site Analysis	11
1.4	Site Character	12
1.4.1	Character Area Type 1 existing access road & carparking	13
1.4.2	Character Area Type 2 elevated grassed area with isolated trees	13
1.4.3	Character Area Type 3 grassed batter with landscaping	14
1.4.4	Character Area Type 4 7(a) vegetation	14
1.4.5	Character Area Type 5 existing landscape recreational area	14
1.4.6	Character Area Type 6 resort & landscape surrounds	16
1.4.7	Character Area Type 7 remnant dune vegetation	16
1.4.8	Character Area Type 8 Campbells Beach	16
1.5	Views to Site from Public Locations	17

Section Two Landscape Proposals

2.1	Landscape Masterplan Principles	28
2.2	Landscape Masterplan Strategies	28
2.2.1	7(a) Vegetation	28
2.2.2	Dune Vegetation	28
2.2.3	Beachfront Lots/Dune interface	29
2.2.4	Stormwater Treatment	29
2.2.5	Interface with Pacific Highway	29
2.2.6	Communal Open Space	30
2.2.7	Pedestrian Circulation & Links	30
2.2.8	Public Access	30
2.3	Existing Vegetation Schedule	31
2.4	Landscape Zones	34
2.4.1	Zone 1 - entry & buffer to highway	35
2.4.2	Zone 2 - main vehicular route	36
2.4.3	Zone 3 - stormwater basin	36
2.4.4	Zone 4 - 7(a) vegetation & revegetation	37
2.4.5	Zone 5 - streetscape & bio-retention swale	37
2.4.6	Zone 6 - beach link	37
2.4.7	Zone 7 - beachfront communal park & dune	38
2.4.8	Zone 8 - public access	38
2.5	Sample of Proposed Plant Species	39
2.5.1	Landscaped Gardens	39
2.5.2	Stormwater Basin	40
2.5.3	Interface Beachfront Lots/Communal Park	41

Acknowledgments

Introduction

In May 2007, the NSW Department of Planning approved a proposal for the redevelopment of the former Pelican Beach Resort site, 740-742 Pacific Highway, Sapphire Beach. This proposal was for 122 residential dwellings comprising a mixture of apartments, town houses and houses. A landscape masterplan and associated report were prepared for that application by Jackie Amos Landscape Architect.

Sapphire Beach Development Pty Limited is seeking a modification of that approved MP06-0148. This modification is for the same site to be redeveloped as a 42 residential lot subdivision. The following landscape report and associated masterplan have been prepared to reflect the new proposal and in response to the Director General's Environmental Assessment Requirements (DGRs) for the proposal.

The proposed subdivision comprises 42 lots, including 39 residential lots. The principles guiding the landscape design for the proposal are essentially the same as for the original proposal. These, in summary, are:

- the retention of the 7a vegetation and dune vegetation;
- the rehabilitation and strengthening through buffer planting of retained indigenous vegetation;
- the creation of a development with a high visual amenity;
- providing for community access to the beach;
- providing for public access to the 'Coastal Walk' and Campbells Beach;
- providing communal parkland to the development;
- the creation of an environmentally and visually appropriate interface between private and communal space;
- the integration of landscape strategies with stormwater management; and
- the use of indigenous plant species within landscape works.

The Landscape Masterplan includes two sections. The first considers the existing site and its surrounds. This includes an assessment of existing views to the site from public locations, site analysis studies, identification of the character of the surrounding land uses and an analysis of the existing site character. The second section details the landscape proposals for the redevelopment. The landscape masterplan is to be reviewed in conjunction with the Concept Plan prepared by Cox Richardson, Sydney.

Section One

Site Analysis



1.1 Site Location

The project site is located north of Coffs Harbour between Korora and Sapphire. The site is east of the Pacific Highway and fronts onto Campbells Beach. The project site was previously used as a resort and it represents a small part of the almost continuous development that currently exists between Coffs Harbour and Sapphire. This development includes pockets of residential development, tourist facilities, public open space and reserve.

The site is accessed from the Pacific Highway. At this location, the highway is approximately 260 metres from the Pacific Ocean. The landscape is undulating with the Korora Basin to the west of the highway. The basin includes a series of natural drainage lines that ultimately drain under the highway and to the ocean. The narrow corridor of development to the east of the highway is also undulating with a series of vegetated headlands and creeks. The project site is located between two ridgelines, approximately 450 metres apart. The first traverses the northern part of Coachmans Close, south of the site. The second ridgeline runs west to east from the highway at Sapphire Beach Apartments. Located below the highway and below the ridgelines, much of the project site is tucked into a depression.



Illustration 1 - Site Location

1.2 Site Context

The Sapphire development is seeking to establish a 42 lot residential subdivision at the former Pelican Beach Resort site. As part of site planning, and to establish an appropriate development character, it will be important to consider the character of the site context. This process will assist in establishing a character for the development site that is appropriate and sympathetic to the site surrounds. The proposed residential development will respect and contribute to the existing character of the surrounding landscape. The following illustration provides a first glance impression of the land uses within a 1km radius of the project site.



Illustration 2 - Site Context

The locality to the proposed tourist/residential development includes:

- Korora;
- Opal Cove Resort;
- Hills Beach Reserve;
- residential area accessed from Coachmans Close;
- Nautilus Resort;
- Sapphire Beach Apartments;
- Sapphire to the north;
- Korora Basin accessed from Old Coast Road.

The following is a brief description of the character of these locations within the Pelican Beach site context.

1.2.1 Korora

The northern extent of the residential area of Korora is approximately 1km to the south of the project site. Korora is located on the eastern side of the Pacific Highway between the highway and Korora Beach. It is accessed from James Small Drive off the Pacific Highway. James Small Drive meets the highway at the southern and northern extents of Korora. It is the main through road within the settlement.

Korora represents part of the continuous development between the Pacific Highway and the coastline north of Coffs Harbour to Sapphire. The settlement partially retains its identity as a separate settlement by being accessed from the highway at only two locations. Korora is also separated from other residential areas by the Pacific Bay Resort to the south and the Opal Cove Resort to the north.

Most of Korora represents an established residential area, however, there is some recent residential development immediately to the east of the highway. The street layout is organic in form with road locations determined by the undulating, and often steep topography. There are many mature garden and street trees and areas of reserves located along a series of lagoons. There is also a large area of park on the beach front. The overall character is of a leafy, attractive suburb. The road verges are grassed and are generally without kerb and gutter.

The topography at Korora is undulating but in general falls from the highway to the coastline. The settlement is located between the northern headland of Charlesworth Bay and the rocky point north of Korora Beach. The undulating landscape falls to two main drainage lines. The southern drains to the ocean at the southern end of Korora Beach and the northern drains to the southern end of Opal Cove Beach.

The majority of lots in this area appear to have been established at approximately the same time, and are generally in the range of 600 to 800m². Housing styles are varied, reflecting different eras of construction. Materials include brick, masonry and timber. New homes in the area tend to be of rendered blockwork with contemporary detailing.

West of James Small Drive, there are some remnant rural and banana properties. There is also a new subdivision which includes new homes and houses currently under construction. These newer homes tend to be of rendered blockwork with tile roofs. The street layout in the new residential area is also organic in format culminating in a number of cul-de-sacs. There are no street trees in this newer residential area.

At the southern extent of Korora a number of new large homes are currently under construction along Breakers Way. These homes are fairly contemporary in style compared to homes in the older area of Korora. They feature rendered, painted blockwork, contemporary roof lines and timber detailing. These homes are located on the northern slope of the ridgeline between Korora and the Pacific Bay Resort.

Korora includes a local school located on James Small Drive and a number of small resort facilities. There is a carpark and public access to the beach at the end of Sandy Beach Road. The Hills Beach Reserve is accessed by Norman Hill Road.



James Small Drive



Korora public school



holiday units, Korora Bay Drive



new residences east of highway



residences on on Breakers Way



Opal Cove Beach looking north



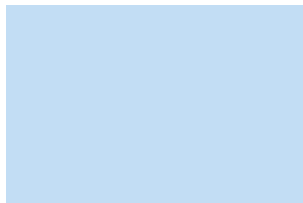
Opal Cove Beach looking south



parkland on foreshore



Norman Hill Drive



sportsfields



James Hill Drive

1.2.2 Opal Cove Resort

Opal Cove Resort is located approximately 600m south of the project site on the eastern side of the highway. The resort is accessed by Opal Boulevard. This established resort includes a golf course, a large resort building, recreational facilities such as a pool and tennis courts, an area of residential development and manicured streetscapes and gardens. The resort is separated from Korora to the south by the Korora Beach Reserve and a discontinuation of James Small Drive. The resort is separated from the residential area to the north by Pine Brush Creek, an area of reserve on the ridgeline and the headland at the northern end of Opal Cove Beach.

From the highway, the prominent visual characteristics of the resort include the mature fig trees lining Opal Boulevard and the cultivated greens of the golf course.



fig trees on Opal Boulevard



main resort building



residences



residential streetscape



fig tree avenue



carpark



golf course



recreational facilities

1.2.3 Coachmans Close Residential Area

A newer residential area is located north of Opal Cove Resort and is also accessed from the highway by Opal Boulevard. This area is located along Coachmans Close and Daintree Drive. This residential precinct is immediately south of the project site. This development includes an organic layout with a number of cul-de-sacs. Homes are typically large and are either of brick or rendered block with a tiled roof. Gardens are new and there are few large trees. Most of the homes in this area are located on a south facing slope and subsequently look to the south rather than to the north. There are a small number of homes, approximately ten, that are located overlooking the project site. These homes are at the northern end of Coachmans Close or are accessed from Beachfront Close. A natural feature to this pocket of residential development is the heavily vegetated headland between Opal Cove Beach and Campbells Beach.



Coachmans Close



vegetated headland



typical residences



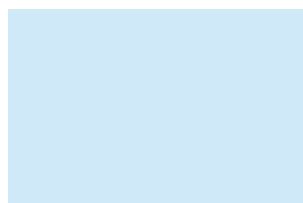
looking south to Opal Cove Resort



Beachfront Close



Coachmans Close looking west



1.2.4 744 Pacific Highway & the Quality Nautilus Resort

Immediately north of the project site is a narrow site of residential units. These are located at 744 Pacific Highway and are accessed from the same highway exit as the Pelican Beach Resort. The units are staggered down the hill between the highway and Campbells Beach. They are of rendered blockwork and tile construction with a number of balconies overlooking the project site. The unit development includes a small area of open space immediately behind the beach. This area includes a number of mature Norfolk Pines and a small area of manicured grass and low gardens.

The Nautilus Resort is to the north of these units and is also accessed by the same highway exit. This resort site drops off quickly from the highway and the bulk of the resort is located below the highway away from view. This resort includes resort facilities such as tennis courts, a swimming pool, a restaurant in addition to a number of individual tourist dwellings. The buildings are scattered throughout sub-tropical gardens. The buildings are typically of rendered blockwork and are painted white with terracotta tile roofs.



entry to 744 Pacific Highway



access adjacent to the units



units at 744 Pacific Highway



3 way entry to resorts & units



foreshore at Nautilus Resort



Nautilus Resort pool area



Nautilus Resort holiday dwellings



Nautilus Resort street & gardens

1.2.5 Sapphire Beach Apartments

This high density residential development is located on the ridgeline to the north of the project site and represents the furthestmost location from which the project site can be viewed east of the highway. This development includes two main towers located at the top of the site and a series of connected smaller buildings to the south. The residential dwellings are located on the high ground adjacent to the highway. A series of paved pathways provide access between the buildings and ultimately lead to a timber staircase. A series of steps and landings give access to the communal facilities that are located behind the beach.

Significant natural features of this site include the vegetated drainage line to the south of the development. This drains out to Campbells Beach. The other natural feature is the large group of Hoop Pines in the building surrounds. Given that the apartments are located on a ridgeline, these trees are a distinct visual feature when travelling along the highway. These trees are visible from the entry to the project site and the Nautilus Resort. The large hoop pine groups and vegetation along the drainage line assist in offsetting the bulk of the unit buildings.

The buildings are rendered blockwork and are painted in a light colour. Subsequently, they are visible from the highway, sites to the south, from the beach and from the water.



hoop pines south of apartments



western facade of the apartments



facilities behind beach



one of main apartment buildings

1.2.6 Sapphire Residential Area

This is a small residential pocket accessed from Sapphire Crescent off the Pacific Highway. This is an older residential area although a number of new large homes are currently under construction. Building materials are varied and include timber, brick, rendered blockwork and contemporary claddings. Emerald Avenue, off Sapphire Crescent, provides access to an informal carpark and turn-around area behind Campbells Beach.



homes on Emerald Avenue with
Sapphire Apartments behind



Emerald Avenue



Sapphire Crescent



Sapphire Crescent

1.2.7 Korora Basin, west of highway

The land to the west of the highway is part of the Korora Basin and is relatively steep. It includes remnant banana farms, small rural holdings, residential properties and pockets of remnant vegetation. Immediately west of the project site, the Old Coast Road provides the main access to properties within the basin. This road leaves the highway opposite the access to the Opal Cove Resort and rejoins the highway north of the Pelican Beach site, opposite Sapphire Gardens.



view from Old Coast Road over
banana plantation

1.3 Site Analysis

1.3.1 Topographical Analysis

The project site is located between the Pacific Highway and Campbells Beach with a fall from 27.000 at the highway to 6.00 on the foreshore. The site had previously been developed with an Italian restaurant and carpark on the higher part of the site and the former Pelican Beach Resort on the balance of the site. The remnant resort buildings are approximately halfway down and on the lower level of the site with the remnant resort recreational facilities on the lower ground behind the beach. Illustration 3 provides an overview of the topography of the site.

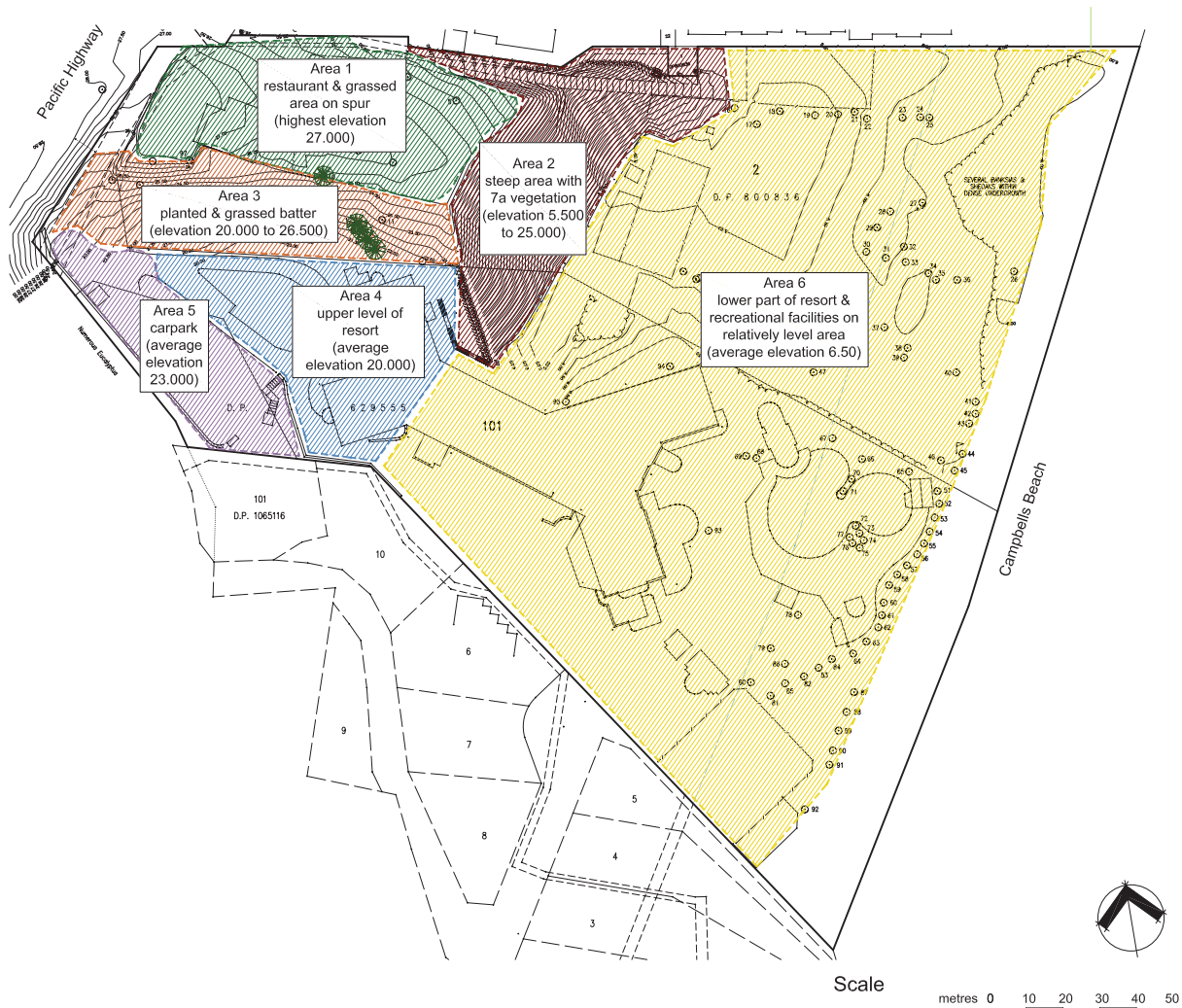


Illustration 3 - Topographical Analysis