

### 1.4.3 Character Area Type 3

#### *grassed batter with landscaping*

This area is located south of the former restaurant and elevated grassed spur. It represents one of the steeper parts of the site with a fall from 26.500 to 20.000. The area is part of the landscaped surrounds to the resort and includes isolated trees and grass. The location is south facing. Species include exotics such as Leopard Trees and native species (not local) such as a Bunya Pine.



looking north to resort entry



Hoop Pines & Bunya Pine at top of batter



looking from access road into resort

### 1.4.4 Character Area Type 4

#### *7(a) vegetation*

This area represents the steepest part of the resort site with an approximate slope of 1:2. The area is east of the grassed spur and extends to just above the recreational facilities associated with the former resort. The area is zoned 7(a) Environment Protection Habitat/Catchment. The vegetation is described as Dry Sclerophyll Forest and is mostly regrowth vegetation. This pocket of vegetation is approximately 4000 square metres in size. The vegetation pocket is currently weed infested, particularly at the edges. The area represents one of only two pockets of remnant vegetation on the site. It includes a number of mature trees.



western edge of 7(a) zone with weeds at interface between vegetation and grassed spur



eastern edge of 7(a) zone adjacent to existing recreational area of resort



northern edge of 7(a) vegetation with weed infestation adjacent to existing access

### 1.4.5 Character Area Type 5

#### *existing landscaped recreational area*

This character area is the largest at the site and covers the recreational facilities and open spaces associated with the former resort. There are two main areas with the first east of the 7(a) vegetation. This space includes a basketball court, open grassed area with BBQs, a childrens playground, a beach volleyball court and a mini golf course. There are also a number of isolated trees with the most common species being Norfolk Island Pines, Screw Pines (*Pandanus pedunculatus*), Coastal Banksias (*Banksia integrifolia*). This area is relatively level and is located at the lowest part of the site. There is an existing depression at RL5.500 just to the east of the tennis court. The second location of this type is to the east of the main resort building and includes the pool, additional tennis courts, the access to Campbells Beach and an area of parkland behind the beach. This area is slightly more manicured than the grassed open space. The pool area sits immediately behind the beach with the pool located below the dune level. The immediate surrounds include paving, shade shelters, tree planting of *Pandanus pedunculatus* and sub-tropical species.



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 7(a) vegetation



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



childrens playground



picnic facilities & Pandanus



resort pool



tennis courts at southeastern corner of site



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 former 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 palms groups in turf



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

## 1.5 Views to Site from Public Locations

The project site 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, Campbells Beach and from the water immediately offshore from Campbells 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 site 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 project site and Coachmans Close and it is possible to get a better view of the existing resort. Once again the residences at this end of Coachmans Close are elevated at lease another 2m above this location.