Section Two
Landscape Proposals

2.1 Landscape Masterplan Principles

The landscape masterplan for the proposed Sapphire residential subdivision 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 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 beachfront lots 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 vegetaiton. 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 Vegetation Management Plan 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.

2.2.3 Beachfront Lots/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 lots. 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 lot 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 Treatment

The street located behind the beachfront lots will include a grassed bio-retention swale along its western side. Run off from this road and the beachfront lots will be directed to this swale as per the GHD Engineering Stormwater Concept Plan.

A stormwater basin will be located behind lots 17 to 21 at the base of the 7(a) vegetation. It is proposed that this basin be a landscaped to provide a visual feature to the community and to provide a buffer to the 7(a) vegetation. Landscape works could include a combination of grassed and planted areas with a focus on using indigenous littoral rainforest species. Design for the basin will be conducted in liaision with detail enginering design for the basin to ensure appropriate volumes are retained.

The central parkland located between lots 6 and 7 will incorporate an overflow swale. This will be designed to fit with the landscape proposals for the parkland and to appear as an 'organic' element.

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 southwestern extent of the site, an 8m wide landscape buffer will incorporate a planted mound, screen planting and a line of feature trees. The feature tree planting could be Hoop Pines to replace existing Hoop Pines at the site that have been recommended for removal due to being diseased. The understorey to the trees would be mass planted with groundcovers. The backdrop to the trees would be densely planted with shrubs to create a visual screen. It is proposed that existing palms at the resort site may be reused within the buffer planting, in particular, Livistonia australis specimens. The landscape buffer, incorporating Hoop Pines as a feature tree, will continue west of lots 34, 35 and 36.

Flowering trees with a colourful understorey will provide the introduction to the development. It is proposed a simple, elegant entry sign be located within the landscape buffer to the west of lot 36. A pedestiran link from Coachmans Close across to the start of the link down to the "Coastal Walk" will be located within the landscape buffer. The pathway and link to the "Coastal Walk" is as per the original approved 2006 proposal.

2.2.6 Communal Open Space

The open space to the proposed development includes:

- the pedestrian pathway along the main road;
- the pedestrian access to Campbells Beach along the northern extent of the site;
- the landscaped parkland at the central beach link;
- the landscaped area to the west of the dune;
- the protected and rehabilitated 7(a) zone; and
- the public open space at the nearby Campbells Beach.

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

The internal roads will feature indigenous coastal trees as street trees. The central road will require some retaining outside lots 34 and 37. This would be located within the community title lot and would include stepped retaining walls with gardens. Gardens would incorporate indigenous species with a focus on creating a lush and green feature.

A small parkland will provide for the link between the pedestrian pathway along the main road and the central beach acccess. This parkland will include shaded seating locations. The open space located bewteen the beachfront lots and the dune will also include a pedestrian pathway and shaded seating locations. The interface between the beachfront lots will be treated to create an integrated edge to the park rather than a visually hard and impermeable edge. These lots will include a pool style fence with low planting of coastal groundcovers to create a 'soft' edge between the private and communal areas.

2.2.7 Pedestrian Circulation and Links

A pedestrian pathway will be provided along the main internal road. Street trees will provide shade to the path. The main pathway will culimate in the central beach access which will be constructed to Council's standard detail using timber slat and chain consturction.

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 facilitiate 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. A link will be provided at the western extent of the site, from Coachmans Close across to the start of the link down to the "Coastal Walk".

2.3 Existing Vegetation Schedule

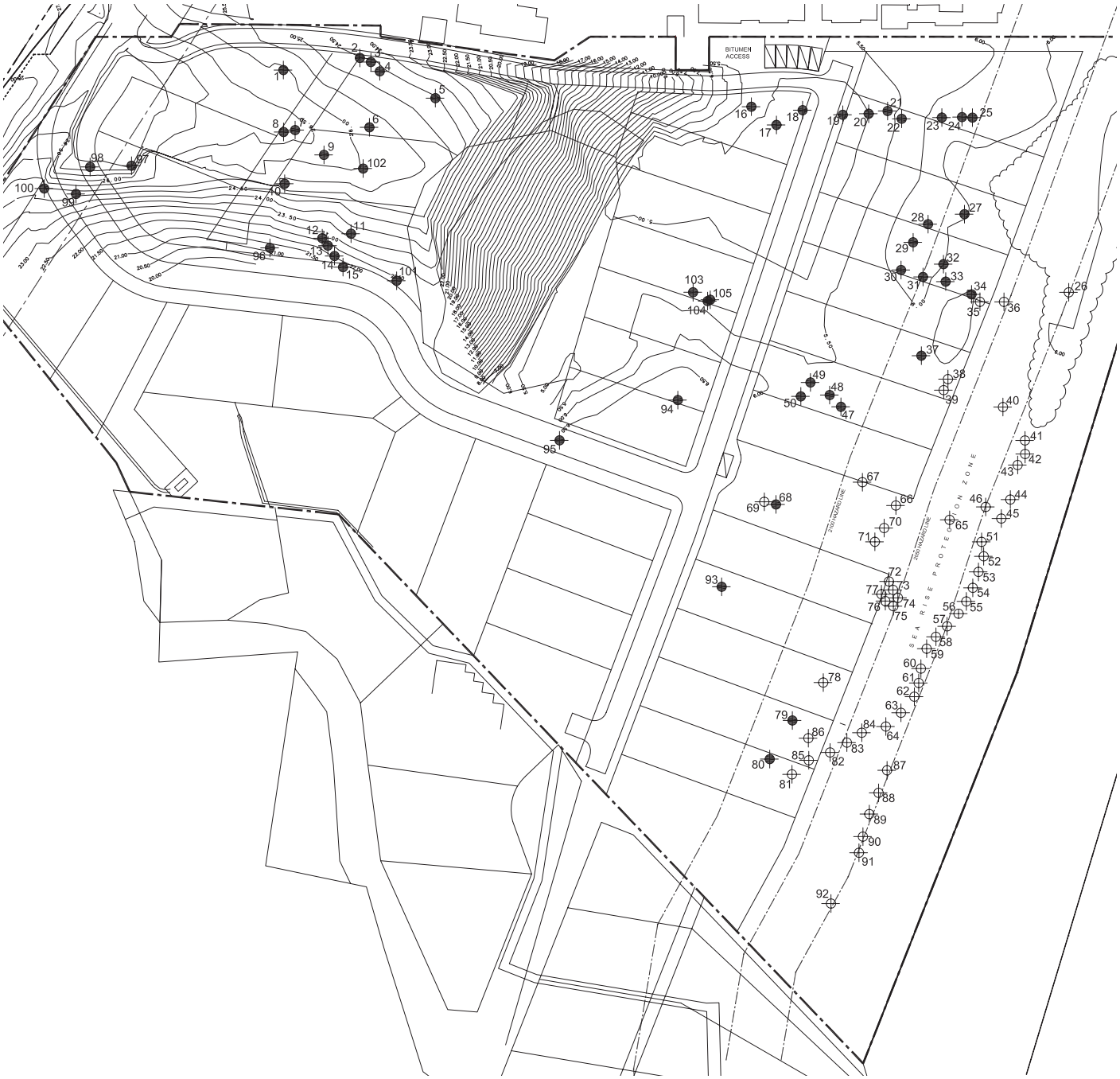

Illustration 8 - Vegetation to be Removed/Retained

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		Cocos Palm	remove
T7	Araucaria cunninghamii	Hoop Pine	remove
T8	Araucaria cunninghamii	Hoop Pine	remove
T9		Cotoneaster	remove
T10	Araucaria cunninghamii	Hoop Pine	remove
T11	Eucalpytus species		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	relocate
T28	Pandanus pedunculatus	Screw Pine	relocate
T29	Pandanus pedunculatus	Screw Pine	relocate
T30	Pandanus pedunculatus	Screw Pine	relocate
T31	Araucaria heterophylla	Norfolk Island Pine	remove
T32	Pandanus pedunculatus	Screw Pine	relocate
T33	Banksia integrifolia	Coastal Banksia	remove
T34	unidentified		remove
T35	Banksia integrifolia	Coastal Banksia	retain
T36	Pandanus pedunculatus	Screw Pine	retain
T37	Banksia integrifolia	Coastal Banksia	remove
T38	Pandanus pedunculatus	Screw Pine	retain
T39	Banksia integrifolia	Coastal Banksia	retain
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	relocate
T48	Cupaniopsis anacardioides	Tuckeroo	remove
T49	Cupaniopsis anacardioides	Tuckeroo	remove
T50	Banksia integrifolia	Coastal Banksia	remove
T51	Pandanus pedunculatus	Screw Pine	retain

Number	Species	Common Name	Retain/Remove
T52	Pandanus pedunculatus	Screw Pine	retain
T53	Pandanus pedunculatus	Screw Pine	retain
T54	Pandanus pedunculatus	Screw Pine	retain
T55	Pandanus pedunculatus	Screw Pine	retain
T56	Pandanus pedunculatus	Screw Pine	retain
T57	Pandanus pedunculatus	Screw Pine	retain
T58	Pandanus pedunculatus	Screw Pine	retain
T59	Pandanus pedunculatus	Screw Pine	retain
T60	Pandanus pedunculatus	Screw Pine	retain
T61	Pandanus pedunculatus	Screw Pine	retain
T62	Pandanus pedunculatus	Screw Pine	retain
T63	Pandanus pedunculatus	Screw Pine	retain
T64	Pandanus pedunculatus	Screw Pine	retain
T65	Pandanus pedunculatus	Screw Pine	retain
T66	Pandanus pedunculatus	Screw Pine	retain
T67	Pandanus pedunculatus	Screw Pine	retain
T68	unidentified		remove
T69	Pandanus pedunculatus	Screw Pine	retain
T70	Pandanus pedunculatus	Screw Pine	retain
T71	Pandanus pedunculatus	Screw Pine	retain
T72	Pandanus pedunculatus	Screw Pine	retain
T73	Pandanus pedunculatus	Screw Pine	retain
T74	Pandanus pedunculatus	Screw Pine	retain
T75	Pandanus pedunculatus	Screw Pine	retain
T76	Pandanus pedunculatus	Screw Pine	retain
T77	Pandanus pedunculatus	Screw Pine	retain
T78	Pandanus pedunculatus	Screw Pine	retain
T79	Pandanus pedunculatus	Screw Pine	relocate
T80	Pandanus pedunculatus	Screw Pine	relocate
T81	Pandanus pedunculatus	Screw Pine	retain
T82	Pandanus pedunculatus	Screw Pine	retain
T83	Pandanus pedunculatus	Screw Pine	retain
T84	Pandanus pedunculatus	Screw Pine	retain
T85	Pandanus pedunculatus	Screw Pine	retain
T86	Pandanus pedunculatus	Screw Pine	retain
T87	Pandanus pedunculatus	Screw Pine	retain
T88	Pandanus pedunculatus	Screw Pine	retain
T89	Pandanus pedunculatus	Screw Pine	retain
T90	Pandanus pedunculatus	Screw Pine	retain
T91	Pandanus pedunculatus	Screw Pine	retain
T92	Pandanus pedunculatus	Screw Pine	retain
T93	Pandanus pedunculatus	Screw Pine	relocate
T94	unidentified		remove
T95	unidentified		remove
T96	unidentified		remove
T97	unidentified		remove
T98	unidentified		remove
T99	unidentified		remove
T100	unidentified		remove
T101	Ficus benjamina		remove
T102		Cocos Palm	remove
T103	unidentified		remove
T104	unidentified		remove
T105	unidentified		remove