

# Smiths Beach Project

Landscape Report  
December 2021

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# 1.0 Precinct Strategy

## 1.1 Precinct Plan

### 1. Foreshore

The proposed foreshore regenerates the existing degraded coastal habitat back to its former natural beauty with a comprehensive revegetation strategy.

### 2. Hotel

The scenic beauty and regional attraction that is Smiths Beach establishes an opportunity to provide a tourism icon for the region.

### 3. Community Hub

The heart of the development where public amenity is delivered to visitors and the local community with the provision of a range of facilities and infrastructure.

### 4. Campground

Inspired by the location of traditional custodian campsites, the Smiths Beach Campground weaves several clusters of timber platforms into the Peppermint Forest providing a unique cultural experience unlike any in the region.

### 5. Holiday Homes

A small coastal village carefully designed to reduce visual and environmental impact to the significant vegetation.

### 6. Open Space

The Masterplan preserves the National Park and Smiths Beach foreshore as the heroes of the site by connecting the two landscapes with a defining vegetated corridor through the heart of the development and complemented by other open space areas that look to retain high quality vegetation.

### 7. Access Ways

Vehicle and pedestrian accessways designed to respect the topography, minimise earthworks and optimise vegetation retention.



# 1.2 Landscape Design - Guiding Principles

Key guiding principles have ensured the design process retains the site’s coastal authenticity whilst balancing visual amenity, environmental, bushfire, cultural and socio-economic outcomes.

The guiding principles are:



## Enhanced foreshore with increased public amenity

Enhance the Smiths Beach foreshore with additional public amenity to ensure a greatly improved user experience within a rehabilitated naturalised landscape.



## Retention of natural landform and landscape character

Retain the key environmental and landscape characteristics of the site whilst visually integrating built form in respect of the contextual significance of the Project.



## Vegetation management for bushfire protection

Manage bushfire fuel loads through targeted and strategic vegetation management.

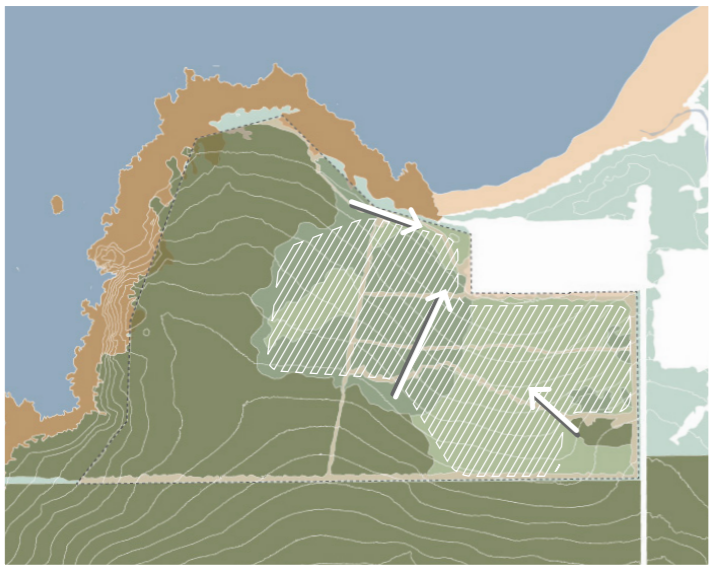


## Regenerate disturbed areas

Rehabilitate degraded areas with naturally occurring endemic species to complement the natural features of the site.

# 1.3 Landscape Led Design

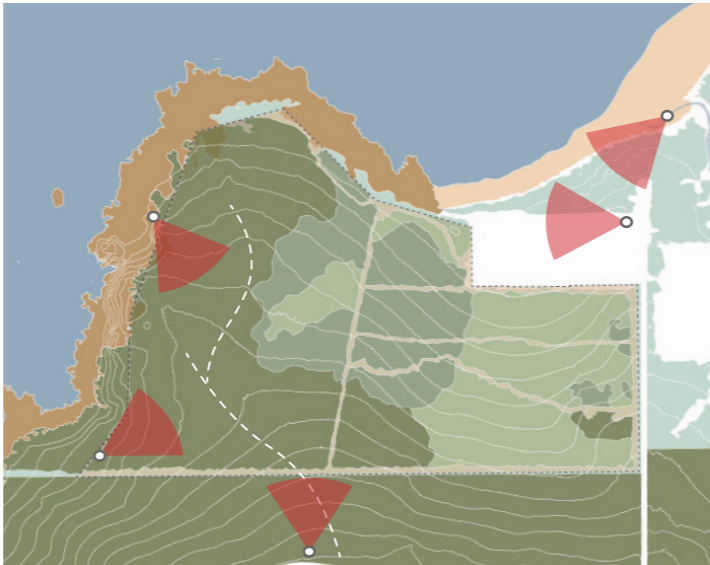
The design team has adopted the approach outlined in the Smiths Beach Combined Methodologies 2004 to complete a thorough landscape, visual and environmental assessment of the site. Through the guiding principles the design of the Smiths Beach Project aims to achieve the following key objectives.



## Landscape Led

The Project seeks to establish a development footprint that responds to the natural assets of the site. Specifically, a key guiding factor for the envelope is the ‘Excellent’ quality vegetation which encompasses the western and southern portions of the site boundary.

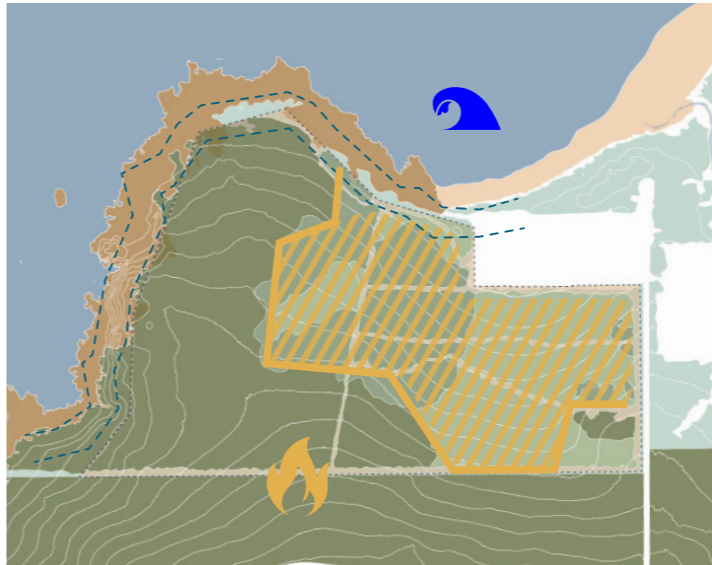
Much of this vegetation will be transferred to National Park which will provide an important ecological linkage to the existing northern and southern National Parks.



## Visual Integration

The site contains high levels of scenic amenity - the coastal topographic ruggedness, variety of vegetation communities and ocean presence defines a landscape of aesthetic significance.

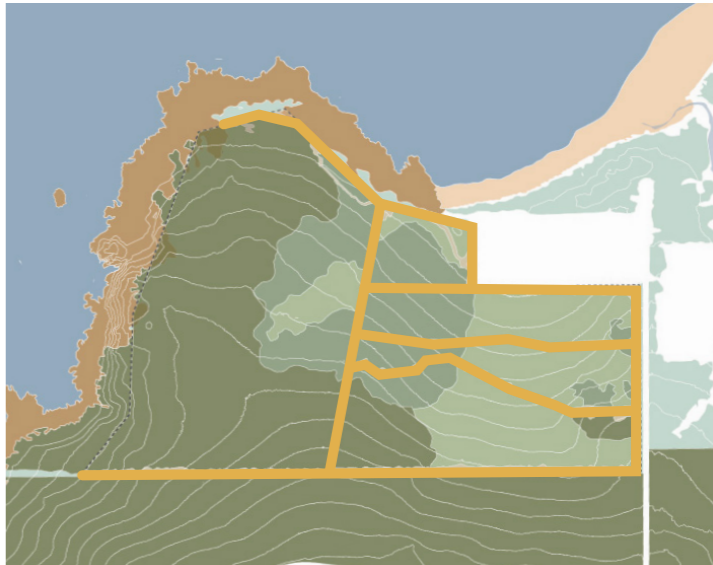
The visual amenity of the site taken from key external locations have been considered to best analyse and integrate the built form into the landscape as sensitively as possible.



## Environmental Safeguard

The Project utilises innovative strategies to cater for significant natural events, including coastal storm surges, climate change and potential bushfires. The Project proposes a series of setbacks and nuanced modified landscapes that respond to the site-specific context of the potential threat.

These strategies have been endorsed as part of the design process to ensure a safe and resilient community for the years to come.



## Landscape Rehabilitation

The introduction of firebreaks and vehicular tracks throughout the site has produced large portions of degraded habitat creating visual and environmental scars that traverse through the landscape.

The Project proposes a revegetation framework to transform these scars back to a regenerated state by using planting palettes of endemic species.

# 2.0 Foreshore

## 2.1 Landscape Design Principles

The proposed foreshore regenerates the existing degraded coastal habitat back to its former natural beauty through a revegetation strategy.

The foreshore maintains public access with an improved shared track and formalised beach access ramp reducing erosion whilst also providing universal access to the beach.



Natural beauty



A coastal journey



Embedded in the landscape



Simple and timeless

# 2.2 Foreshore Masterplan

- 1. Cape to Cape Track
- 2. National Park Extension (currently private land)
- 3. Ocean Lookout
- 4. Informal Headland Access
- 5. Emergency Vehicle Access
- 6. Seating and Viewing Deck
- 7. Smiths Point Access & Parking
- 8. Informal Foreshore Access
- 9. Foreshore Revegetation Area
- 10. Alfresco Terrace
- 11. Outdoor Showers / Drinking Fountain
- 12. Universal Access Ramp
- 13. Naturalised Seawall
- 14. Smiths Common
- 15. Stair Access to Beach
- 16. Cape to Cape Welcome Centre

## Legend

- Site Boundary
- Cape to Cape Track
- Existing shrubs <500mm (to be retained)
- High Moisture Content Vegetation <200mm
- Existing shrubs 500mm-1m (to be retained)
- Revegetated Foreshore Area
- Split Pea Gravel Path - 4m wide
- Timber Boardwalk - 2m wide
- Hardwood Sleeper Path
- Sand
- Bollard
- Proposed Tree Planting
- Existing Tree



# 2.3 Foreshore Masterplan – Extract of Detailed Concept Plan

The Foreshore is the threshold that links directly to both the Community Hub and Hotel. The foreshore design enhances public access and amenity with an improved shared track to Smiths Point and Universal Access Ramp to Smiths Beach. Vehicle carparking, natural play zones and elements such as showers and seating further enhance user amenity and comfort. Drawing inspiration from the natural systems, the materiality and planting selected has a strong emphasis on being simple, robust and 'of place'.

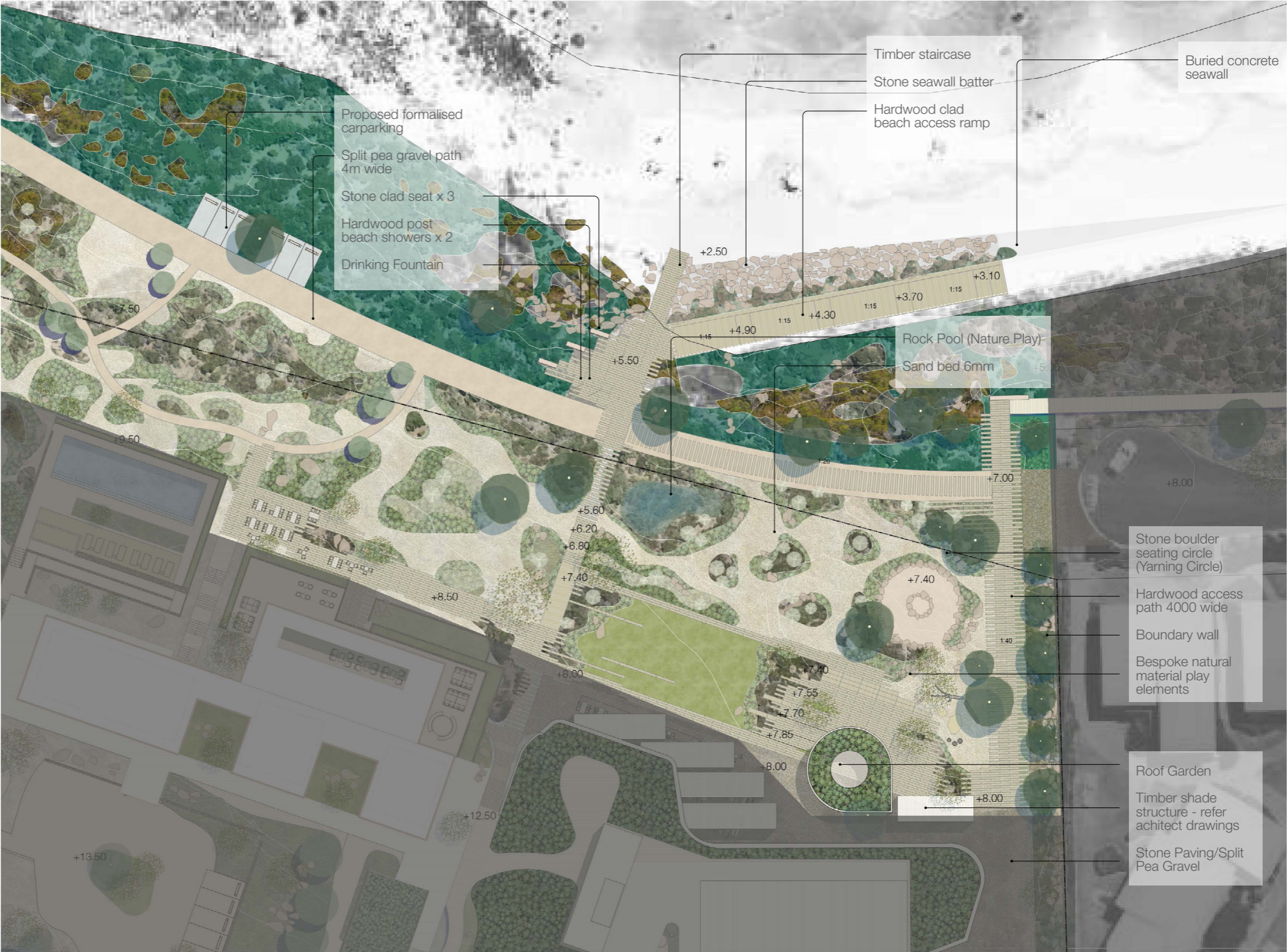
Where possible, naturally occurring endemic species and locally sourced materials have been proposed that complement the natural features of the site.

The Foreshore design provides a sensitive balance between it's authentic coastal character and its new adapted role for user exploration and amenity.

Legend

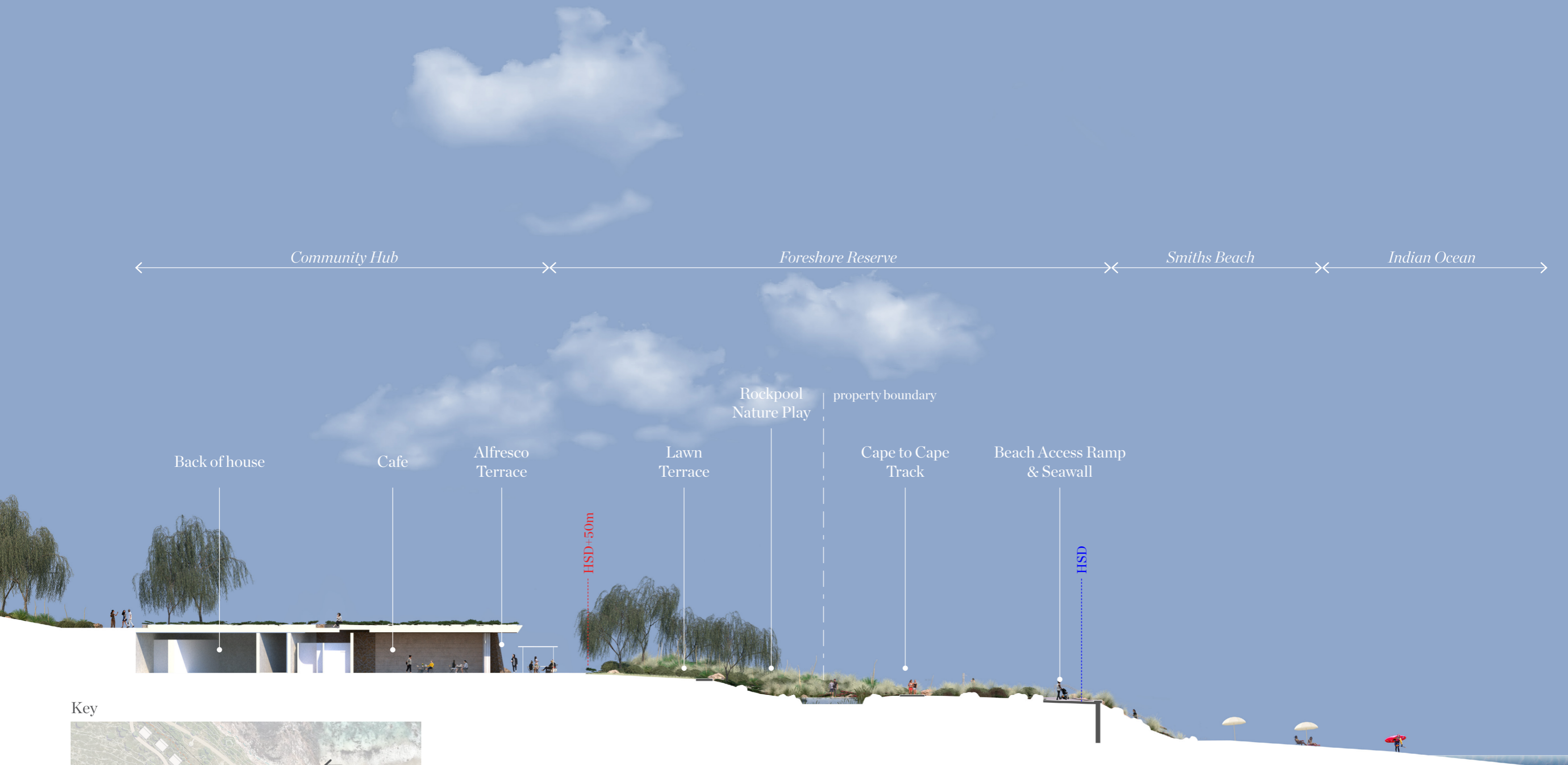
- Site Boundary
- Cape to Cape Track
- Split Pea Gravel Path - 4m
- Split Pea Gravel Path - 2m
- Existing shrubs <500mm (to be retained)
- High Moisture Content Vegetation <200mm
- Existing shrubs 500mm-1m (to be retained)
- Revegetated Foreshore Area
- Hardwood Timber Sleepers
- Hardwood Access Ramp
- Lawn
- Sand
- Stone Paving/Split Pea Gravel
- Roof Garden - High Moisture Content Vegetation
- Timber Boardwalk

- Natural Stone Boulders
- Proposed Tree Planting
- Existing Tree





View west along Foreshore from Smiths Beach Road to Smiths Point.



Key

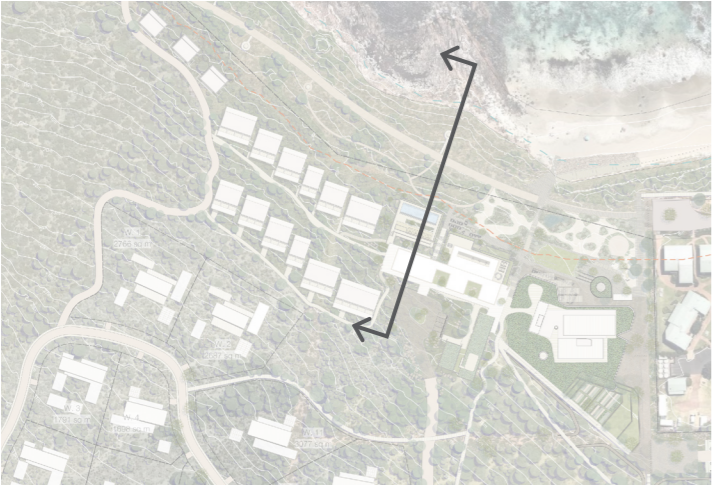


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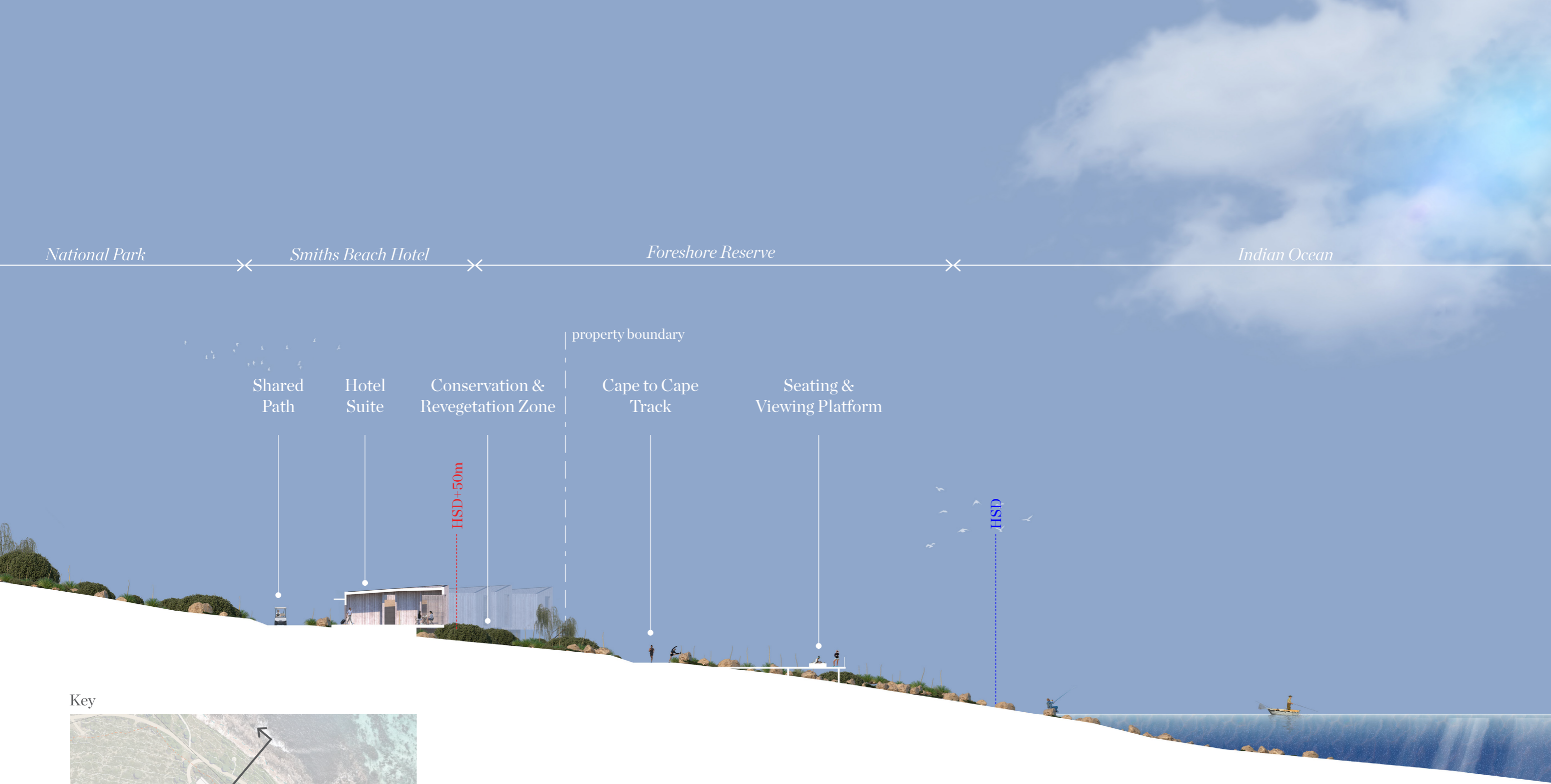


Key



0 20m

scale 1:600 @ A3



Key



0 20m

scale 1:600 @ A3

2.4 Foreshore Plant Selection

Table 1: Foreshore Plant Species and Density Schedule

Image	Species	Height	Pot Size	Density
1	Acacia cochlearis - Rigid Wattle	1m-3m	tube	1-3 per m2
2	Acacia pulchella var. pulchella - Prickly Moses	1m-3m	tube	1-3 per m2
	Acacia rostellifera - Scoted Wattle	1m-6m	tube	1-3 per m2
3	Acacia saligna - Orange Wattle	1.5-5m	tube	1-3 per m2
4	Agonis flexuosa - Sweet Peppermint	5m-10m	200-400L	3-8m centres
5	Allocasuarina fraseriana - Johnson Sheoak	5m-15m	200-400L	3-8m centres
6	Banksia dallanneyi subs-Dallanneyi - Honey Pot	0.5m	tube	1-3 per m2
7	Banksia dallanneyi subs. Sylvestris - Honey Pot	1m	tube	1-3 per m2
	Banksia sessilis var. cordata - Parrot Bush	1.5-3m	tube	1-3 per m2
	Brachyscome iberidifolia - Swan River Daisy	0.4m	tube	5-7 per m2
	Calothamnus sanguineus - Calothamnus	1-2m	tube	1-3 per m2
8	Cheilanthes austrotenuifolia - Rocky Fern	0.45m	tube	5-7 per m2
	Conostylis aculeata - Prickly Conostylis	0.55m	tube	5-7 per m2
9	Darwinia citriodora - Lemon Scented Darwinia	0.5-1.5m	tube	1-3 per m2
	Desmocladius flexuosus - Desmocladius Sedge	0.5-1.5m	tube	5-7 per m2
10	Diplolaena dampieri - Southern Diplolaenea	0.5m-2m	tube	1-3 per m2
	Dodonaea ceratocarpa - Horny Hop Bush	1-2.5m	tube	1-3 per m2
	Enchylaena tomentosa - Ruby Salt Bush	1m	tube	1-3 per m2
11	Eucalyptus marginate - Jarrah	5-40m	200-400L	3-8m centres
12	Eutaxia myrtifolia - Egg and Bacon	0.5-2.0m	tube	1-3 per m2
13	Guichenotia ledifolia - Guichenotia ledifolia	0.5-1.5m	tube	1-3 per m2
	Ficinia nodosa - Knobby Club Rush	1m	tube	5-7 per m2
	Gompholobium tomentosum - Hairy ellow Pea	0.5-1m	tube	1-3 per m2
	Haemodorum laxum - Blood Root	1.2m	tube	5-7 per m2
	Haemodorum simplex - Blood Root	0.65m	tube	5-7 per m2
14	Hakea oleifolia - Dungeon	2m-10m	200-400L	3-8m centres
	Hakea prostrata - Harsh Hakes	1-3m	tube	1-3 per m2
	Hibbertia amplexicaulis - Guinea Flower	Climber	tube	3-5 per m2
	Hibbertia cuneiformis - Guinea Flower	Climber	tube	3-5 per m2
	Hibbertia hypericoides - Guinea Flower	Climber	tube	3-5 per m2
	Hovea chorizemifolia - Holly-Leaved Hovea	0.5m	tube	1-3 per m2
15	Hyalosperma cotula - Mayweed Sunray	0.25m	tube	5-7 per m2
16	Isotropis cuneifolia subsp - Granny Bonnets	0.30m	tube	3-5 per m2



1 SHRUB



2 SHRUB



3 TREE



4 TREE



5 TREE



6 SHRUB



7 SHRUB



8 GROUND COVER



9 SHRUB



10 SHRUB



11 TREE



12 SHRUB



13 SHRUB



14 TREE



15 GROUND COVER



16 GROUND COVER

Image	Species	Height	Pot Size	Density
17	Jacksonia furcellata - Grey Stinkwood	0.5m	tube	1-3 per m2
	Jacksonia horrida - Jacksonia horrida	2.0-5m	tube	1-3 per m2
	Kennedia prostrata - Running Postman	Creeper	tube	3-5 per m2
18	Kunzea ciliata - Kunzea ciliata	0.5-1.5	tube	1-3 per m2
	Kunzea glabrescens - Toelken Spearwood	0.1-4m	tube	1-3 per m2
	Lepidosperma squamatum - Coastal Sedge	0.5-1m	tube	5-7 per m2
19	Leucopogon parviflorus - Coast Beard Heath	1.5m	tube	1-3 per m2
	Leucopogon propinquus - Beard Heath	0.5-2m	tube	1-3 per m2
	Levenhookia stipitata - Esperance Flower	100mm	tube	5-7 per m2
20	Lomandra micrantha - Small Flower Mat-Rush	0.5m	tube	5-7 per m2
	Melaleuca lanceolata - Moonah	2.0-8m	200-400L	3-8m centres
	Melaleuca systema - Coastal Honey Myrtle	0.5-2m	tube	1-3 per m2
21	Muehlenbeckia adpressa - Climbing Lignum	Climber	tube	3-5 per m2
22	Neurachne alopecuroides - Foxtail Mulga Grass	0.5m	tube	5-7 per m2
23	Olearia axillaris - Coastal Daisy Bush	0.5-1.5m	tube	1-3 per m2
	Opercularia vaginata - Dog Weed	0.5m	tube	5-7 per m2
	Patersonia occidentalis - Native Iris	1.0m	tube	5-7 per m2
24	Phyllanthus calycinus - False Boronia	1.0m	tube	1-3 per m2
	Pimelea ferruginea - Pink Rice Flower	0.5-1.5m	tube	5-7 per m2
	Ptilotus drummondii - Pussytail	0.75m	tube	5-7 per m2
25	Rhadowia baccata - Berry Saltbush	0.5-1.5m	tube	1-3 per m2
26	Santalum acuminatum - Desert Quandong	1m-7m	75L	3-8m centres
	Rytidosperma setaceum - Wallaby Grass	0.5m	tube	5-7 per m2
	Spyridium globulosum - Basket Bush	1m-5m	tube	1-3 per m2
27	Stylidium adnatum - Common Trigger Plant	300mm	tube	5-7 per m2
	Thomasia triphylla - Thomasia triphylla	0.5m	tube	1-3 per m2
	Trachymene pilosa - Native Parsnip	0.5m	tube	5-7 per m2
28	Tripterococcus brunonis - Winged Stackhousia	0.8m	tube	5-7 per m2
	Wahlenbergia sp. - Common Bluebell	0.5m	tube	5-7 per m2
	Xanthorrhoea preissii - Grass Tree	3m-5m	75L	1-3 per m2
29	Xanthosia candida - Southern Cross Flower	0.75m	tube	5-7 per m2



17 TREE



18 TREE



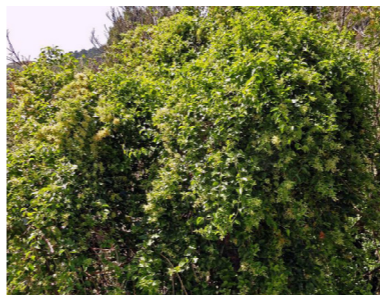
19 SHRUB



20 TREE



21 SHRUB



22 CLIMBER



23 SHRUB



24 GROUND COVER



25 GROUND COVER



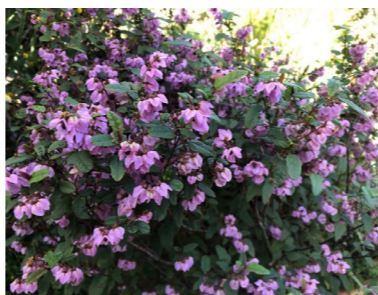
26 SHRUB



27 TREE



28 SHRUB



29 GROUND COVER



30 GROUND COVER



31 SHRUB



32 SHRUB

These flowering coastal plants produce small succulent leaves in response to the amount of wind and salt, providing them with the ability to cope with a variety of coastal environments. Most are drought-tolerant and can serve as ground cover. Many of these plants have been a mainstay in Aboriginal culture. Roots, flowers and leaves are used as a food source. They are fire resistant due to their high moisture content.

Table 2: High Moisture Species and Density Schedule

Image	Species	Height	Pot Size	Density
1	Calandrinia creethae - Parakeelya	Prostrate	tube	5-12 per m2
2	Carpobrotus virescens - Coastal Pig face	Prostrate	tube	5-12 per m2
3	Carpobrotus virescens- Coastal Pig face	Prostrate	tube	5-12 per m2
4	Portulaca cyclophylla - Australian portulaca	Prostrate	tube	5-12 per m2
5	Portulaca oleracea - Common Pigweed	Prostrate	tube	5-12 per m2
6	Disphyma crassifolium - Round-Leaved Pigface	Prostrate	tube	5-12 per m2
7	Sarcocornia blackiana - Thick Head Glasswort	Prostrate	300mm	5-12 per m2
8	Threlkeldia diffusa - Coastal Bonefruit	Prostrate	tube	5-12 per m2



1 GROUND COVER



2 GROUND COVER



3 GROUND COVER



4 GROUND COVER



5 GROUND COVER



6 GROUND COVER



7 GROUND COVER



8 GROUND COVER

2.5 Foreshore Materiality



Paving

- **Compacted 6mm pea gravel** - utilise gravel as the key natural trail material creating a strong sense of place
- **Hardwood sleepers** - utilise locally sourced hardwood sleepers as a high trafficable surface creating a coastal and raw aesthetic
- **Natural Stone** - define a feature pavement with natural stone

Walling

- **Natural boulders** - utilise natural boulders to create authentic walls that are complementary with the shoreline
- **Freeform stone** - natural, split surfaced and chipped edges to create a wall with a rugged, organic and textured feel

Stairs / Ramps

- **Timber boardwalk** - define a sustainable timber aesthetic across the entire site
- **Fair faced concrete** - create a cool and durable beach access ramp with a non-slip board-mark finish

Furniture

- **Hardwood logs** - utilise milled hardwood logs, locally sourced to create simple and timeless coastal amenity

# 3.0 Hotel

## 3.1 Landscape Design Principles

The scenic beauty and regional attraction that is Smiths Beach establishes an opportunity to provide a community and tourism icon for the region. Nestled into the hillside, the Hotel complements the site's natural experience whilst fulfilling the needs of the community. The Hotel is a key anchor point of the overall Masterplan design that links directly to the Foreshore and Community Hub. It responds harmoniously with the natural landscape setting and allows users to become immersed in, and connected to, their coastal setting.



Scenic coastal views



Outstanding spaces for relaxation



Luxurious dining experiences



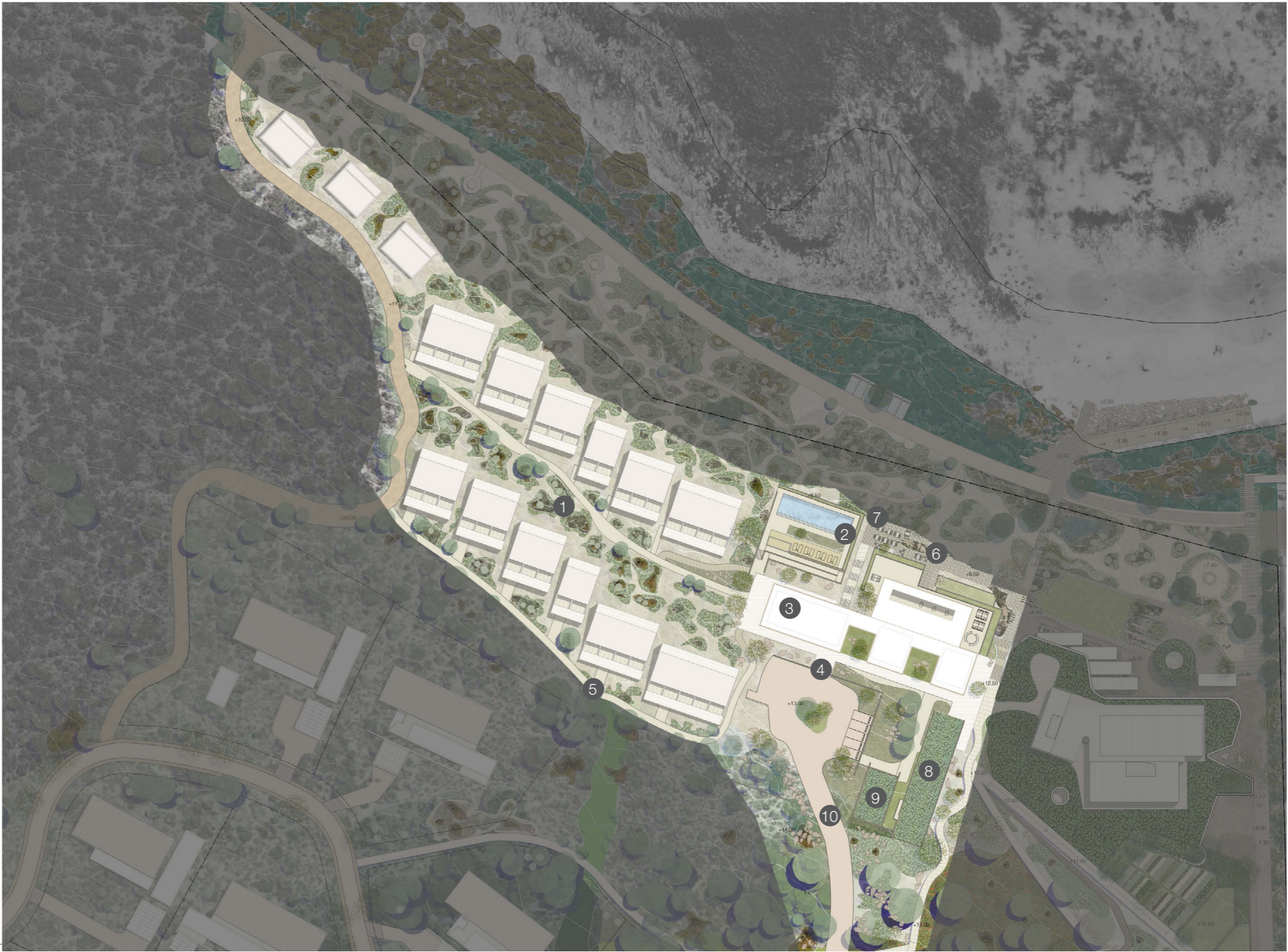
Native landscaping features

### 3.2 Hotel Landscape Plan

- 1. Feature Conservation Area
- 2. Pool Deck
- 3. Hotel Lobby
- 4. Hotel Drop-off
- 5. Shared Buggy Network
- 6. Alfresco Terrace
- 7. Public Access
- 8. Spa
- 9. Gym
- 10. Hotel Entry Road

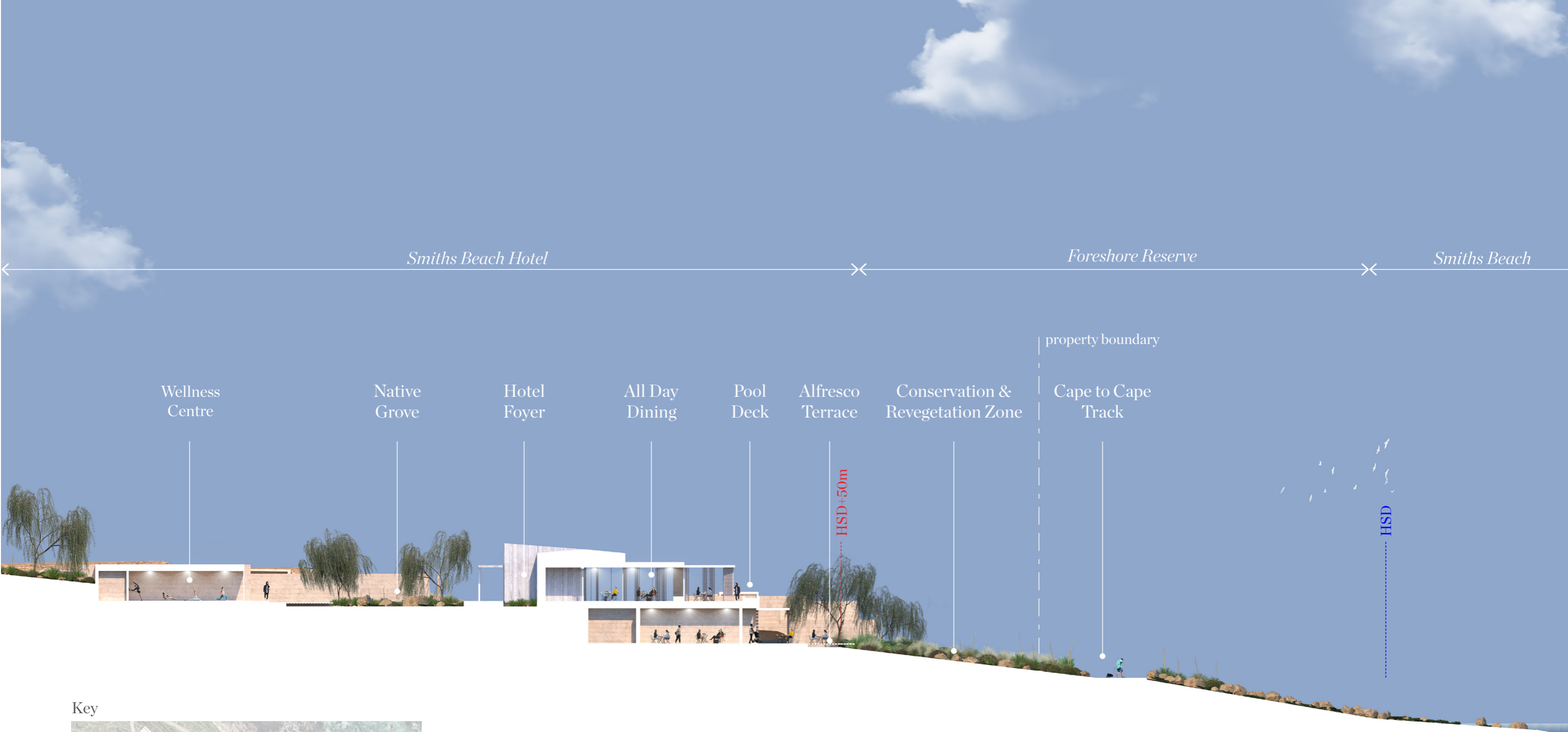
Legend

- Timber Boardwalk
- Pea Gravel Sealed Road
- Gravel Footpath
- Existing shrubs <500mm (to be retained)
- High Moisture Content Vegetation <200mm
- Existing shrubs 500mm-1m (to be retained)
- Sand
- Natural Stone Boulders
- Proposed Tree Planting
- Existing Tree to be retained
- Swimming Pool
- Roof Garden - High Moisture Content Vegetation





Wellness Centre entry and connection through to Restaurant/Lounge

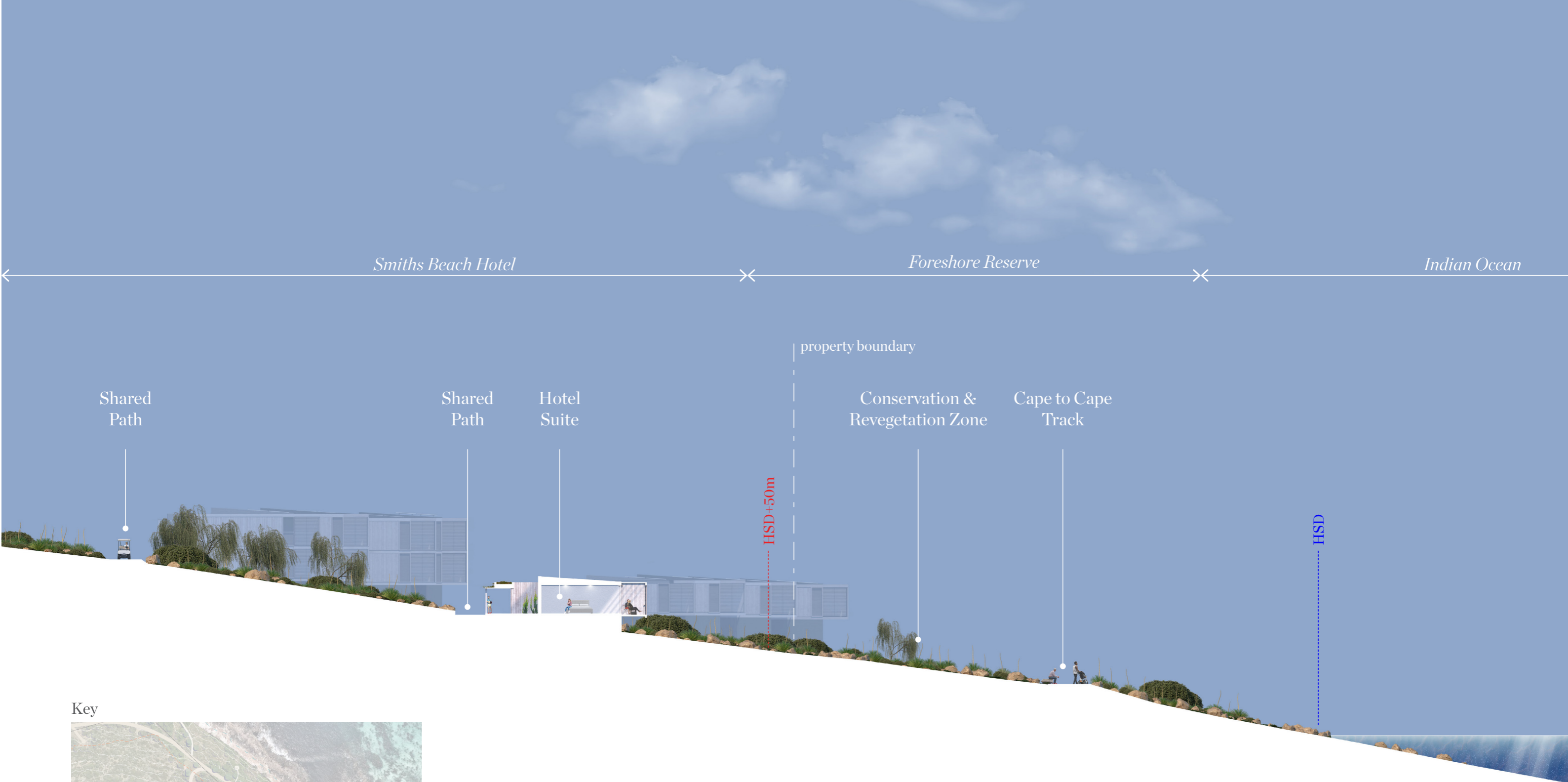


Key



0 20m

scale 1:600 @ A3



Key



0 20m  
scale 1:600 @ A3

3.3 Hotel Plant Selection

Table 3: Hotel Plant Species and Density Schedule

Image	Species	Height	Pot Size	Density
1	Acacia cochlearis - Rigid Wattle	1m-3m	tube	1-3 per m2
2	Acacia pulchella var. pulchella - Prickly Moses	1m-3m	tube	1-3 per m2
	Acacia rostellifera - Scoted Wattle	1m-6m	tube	1-3 per m2
3	Acacia saligna - Orange Wattle	1.5-5m	tube	1-3 per m2
4	Agonis flexuosa - Sweet Peppermint	5m-10m	400L min	3-8m centres
5	Allocasuarina fraseriana - Johnson Sheoak	5m-15m	150mm	3-8m centres
6	Banksia dallanneyi subs-Dallanneyi - Honey Pot	0.5m	tube	1-3 per m2
7	Banksia dallanneyi subs. Sylvestris - Honey Pot	1m	tube	1-3 per m2
8	Cheilanthes austrotenuifolia - Rocky Fern	0.45m	tube	5-7 per m2
9	Darwinia citriodora - Lemon Scented Darwinia	0.5-1.5m	tube	1-3 per m2
10	Diplolaena dampieri - Southern Diplolaenea	0.5m-2m	tube	1-3 per m2
	Dodonaea ceratocarpa - Horny Hop Bush	1-2.5m	tube	1-3 per m2
	Enchylaena tomentosa - Ruby Salt Bush	1m	tube	1-3 per m2
11	Eucalyptus marginate - Jarrah	5-40m	400L min	3-8m centres
12	Eutaxia myrtifolia - Egg and Bacon	0.5-2.0m	tube	1-3 per m2
13	Ficinia nodosa - Knobby Club Rush	1m	tube	5-7 per m2
	Hakea oleifolia - Dungeon	2m-10m	400L min	3-8m centres
	Hakea prostrata - Harsh Hakes	1-3m	tube	1-3 per m2
	Hibbertia amplexicaulis - Guinea Flower	Climber	tube	3-5 per m2
14	Hibbertia cuneiformis - Guinea Flower	Climber	tube	3-5 per m2
	Hibbertia hypericoides - Guinea Flower	Climber	tube	3-5 per m2
15	Hyalosperma cotula - Mayweed Sunray	0.25m	tube	5-7 per m2
16	Jacksonia furcellata - Grey Stinkwood	0.5m-4m	150mm	1-3 per m2
	Xanthorrhoea preissii - Grass Tree	3m-5m	75L	1-3m centres



1 SHRUB



2 SHRUB



3 TREE



4 TREE



5 TREE



6 SHRUB



7 SHRUB



8 GROUND COVER



9 SHRUB



10 SHRUB



11 TREE



12 SHRUB



13 GROUND COVER



14 GROUND COVER



15 GROUND COVER



16 SHRUB

Image	Species	Height	Pot Size	Density
17	Jacksonia horrida - Jacksonia horrida	2.0-5m	150mm	1-3 per m2
18	Kunzea ciliata - Kunzea ciliata	0.5-1.5	tube	1-3 per m2
	Kunzea glabrescens - Toelken Spearwood	0.1-4m	tube	1-3 per m2
19	Lepidosperma squamatum - Coastal Sedge	0.5-1m	tube	5-7 per m2
	Leucopogon propinquus - Beard Heath	0.5-2m	tube	1-3 per m2
	Lomandra micrantha - Small Flower Mat-Rush	0.5m	tube	5-7 per m2
20	Melaleuca lanceolata - Moonah	2.0-8m	200-400L	3-8m centres
21	Melaleuca systema - Coastal Honey Myrtle	0.5-2m	tube	1-3 per m2
22	Muehlenbeckia adpressa - Climbing Lignum	Climber	tube	3-5 per m2
23	Olearia axillaris - Coastal Daisy Bush	0.5-1.5m	tube	1-3 per m2
24	Patersonia occidentalis - Native Iris	1.0m	tube	5-7 per m2
25	Phyllanthus calycinus - False Boronia	1.0m	tube	1-3 per m2
	Pimelea ferruginea - Pink Rice Flower	0.5-1.5m	tube	5-7 per m2
26	Rhodogia baccata - Berry Saltbush	0.5-1.5m	tube	1-3 per m2
27	Santalum acuminatum - Desert Quandong	1m-7m	150mm	1-3 per m2
28	Spyridium globulosum - Basket Bush	1m-5m	tube	1-3 per m2
	Stylidium adnatum - Common Trigger Plant	300mm	tube	5-7 per m2
29	Thomasia triphylla - Thomasia triphylla	0.5m	tube	1-3 per m2
	Trachymene Pilosa - Native Parsnip	0.5m	tube	5-7 per m2
	Tripterococcus brunonis - Winged Stackhousia	0.8m	tube	5-7 per m2
30	Wahlenbergia sp. - Common Bluebell	0.5m	tube	5-7 per m2
31	Xanthorrhoea preissii - Grass Tree	3m-5m	75L	1-3 per m2
32	Xanthosia candida - Southern Cross Flower	0.75m	tube	5-7 per m2



17 TREE



18 TREE



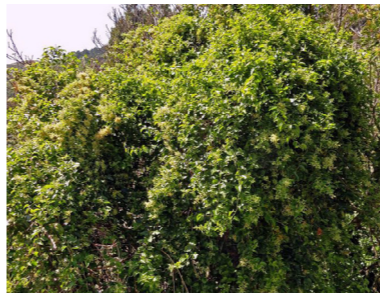
19 SHRUB



20 TREE



21 SHRUB



22 GROUND COVER



23 SHRUB



24 GROUND COVER



25 SHRUB



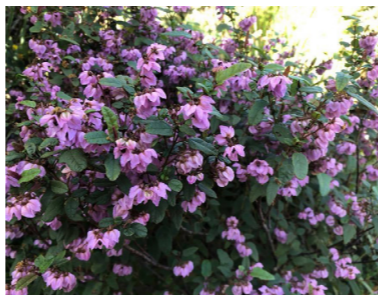
26 SHRUB



27 TREE



28 SHRUB



29 GROUND COVER



30 ground cover

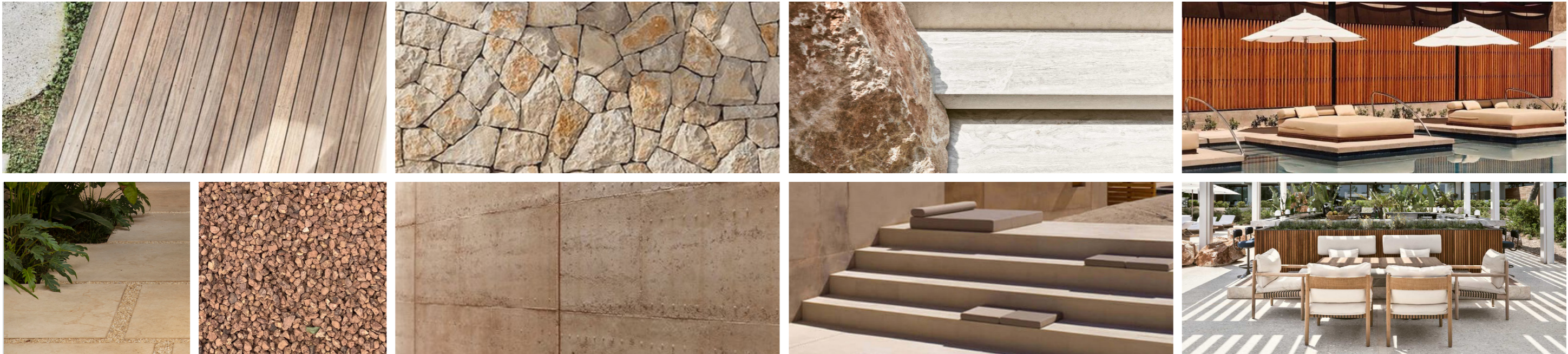


31 SHRUB



32 SHRUB

3.4 Hotel Landscape Materiality



Paving

- **Compacted 6mm pea gravel** - utilise gravel as the key natural trail material creating a strong sense of place
- **Timber boardwalk** - define a sustainable timber aesthetic across the entire site
- **Precast paving** - high quality naturally coloured concrete paving

Walling

- **Rammed earth/stone/rendered masonry** - creating a warm coastal aesthetic
- **Free form stone** - natural, split surfaced and chipped edges to create a wall with a rugged, organic and textured feel

Stairs / Ramps

- **Natural stone** - stone steps with exposed finish and concealed fixing
- **Fair faced concrete** - create a cool and durable coastal aesthetic with natural colouring and non-slip finish

Furniture

- **Outdoor lounges** - high quality furniture range manufactured with materials that are naturally tough and resilient

# 4.0 Community Hub

## 4.1 Landscape Design Principles

The heart of the development where public amenity and important tourism facilities are delivered to visitors and the local community with the provision of a range of facilities and infrastructure. The Community Hub draws upon and references its 'laid back' coastal setting and lifestyle as well as the rural vernacular of its wider context. It is an important 'base' that facilitates 'living' and exploration in the region.



Stone walling & pathways



Hub Green Roof



Terraced Community Garden



Natural landscaping enhancing  
Foreshore connection

# 4.2 Community Hub Landscape Plan

- 1. Cafe Terrace
- 2. Cape to Cape Welcome Centre
- 3. Surf Life Saving Club (ground floor)
- 4. Loading Zone
- 5. Community Garden
- 6. General Store (ground floor)
- 7. Reception Hall
- 8. Hotel Access
- 9. Smiths Common (Access to Public Car Park/Foreshore)
- 10. Universal Access Ramp to Hotel

## Legend

- Site Boundary
- Existing shrubs <500mm (to be retained)
- High Moisture Content Vegetation <200mm
- Existing shrubs 500mm-1m (to be retained)
- Hardwood Timber Sleepers
- Hardwood Access Ramp
- Lawn
- Sand
- Stone Paving/Split Pea Gravel
- Natural Stone Boulders
- Proposed Tree Planting
- Existing Tree
- Production Garden Planting
- Stone Retaining Wall
- Roof Garden - High Moisture Content Vegetation
- Timber Boardwalk
- Bollard





Community Hub

Tourist Development

View south overlooking Community Hub (LHS) and Tourist Development, Foreshore in foreground.



4.3 Community Hub Plant Selection

Table 4: Community Hub Plant Species and Density Schedule

Image	Species	Height	Pot Size	Density
1	Acacia cochlearis - Rigid Wattle	1m-3m	tube	1-3 per m2
2	Acacia pulchella var. pulchella - Prickly Moses	1m-3m	tube	1-3 per m2
	Acacia rostellifera - Scoted Wattle	1m-6m	tube	1-3 per m2
3	Acacia saligna - Orange Wattle	1.5-5m	tube	1-3 per m2
4	Agonis flexuosa - Sweet Peppermint	5m-10m	400L min	3-8m centres
	Allocasuarina fraseriana - Johnson Sheoak	5m-15m	150mm	3-8m centres
5	Carpobrotus virescens- Coastal Pig face	Prostrate	tube	5-12 perm2
6	Banksia dallanneyi subs-Dallanneyi - Honey Pot	0.5m	tube	1-3 per m2
7	Banksia dallanneyi subs. Sylvestris - Honey Pot	1m	tube	1-3 per m2
8	Cheilanthes austrotenuifolia - Rocky Fern	0.45m	tube	5-7 per m2
9	Darwinia citriodora - Lemon Scented Darwinia	0.5-1.5m	tube	1-3 per m2
10	Diplolaena dampieri - Southern Diplolaena	0.5m-2m	tube	1-3 per m2
	Dodonaea ceratocarpa - Horny Hop Bush	1-2.5m	tube	1-3 per m2
	Enchylaena tomentosa - Ruby Salt Bush	1m	tube	1-3 per m2
11	Eucalyptus marginate - Jarrah	5-40m	400L min	3-8m centres
12	Eutaxia myrtifolia - Egg and Bacon	0.5-2.0m	tube	1-3 per m2
	Ficinia nodosa - Knobby Club Rush	1m	tube	5-7 per m2
	Hakea oleifolia - Dungeon	2m-10m	400L min	3-8m centres
	Hakea prostrata - Harsh Hakes	1-3m	tube	1-3 per m2
13	Hibbertia amplexicaulis - Guinea Flower	Climber	tube	3-5 per m2
	Hibbertia cuneiformis - Guinea Flower	Climber	tube	3-5 per m2
	Hibbertia hypericoides - Guinea Flower	Climber	tube	3-5 per m2
	Hyalosperma cotula - Mayweed Sunray	0.25m	tube	5-7 per m2
	Jacksonia furcellata - Grey Stinkwood	0.5m-4m	150mm	1-3 per m2
	Kennedia prostrata - Running Postman	Creeper	tube	3-5 per m2
	Xanthorrhoea preissii - Grass Tree	3m-5m	75L	1-3m centres
14	Kunzea ciliata - Kunzea ciliata	0.5-1.5	tube	1-3 per m2
15	Leucopogon propinquus - Beard Heath	0.5-2m	tube	1-3 per m2
	Melaleuca lanceolata - Moonah	2.0-8m	200-400L	3-8m centres
	Melaleuca systema - Coastal Honey Myrtle	0.5-2m	tube	1-3 per m2
	Olearia axillaris - Coastal Daisy Bush	0.5-2m	tube	1-3 per m2
	Patersonia occidentalis - Native Iris	1.0m	tube	5-7 per m2
	Pimelea ferruginea - Pink Rice Flower	0.51.5m	tube	5-7 per m2
	Ptilotus drummondii - Pussytail	0.75m	tube	5-7 per m2
	Rhadogia baccata - Berry Saltbush	0.5-1.5m	tube	1-3 per m2
	Santalum acuminatum - Desert Quandon	1m-7m	tube	3-8m centres
	Thomasia triphylla - Thomasia triphylla	0.5m	tube	1-3 per m2
15	Xanthorrhoea preissii - Grass Tree	3m-5m	75L	1-3 per m2
16	Xanthosia candida - Southern Cross Flower	0.75m	tube	5-7 per m2



1 SHRUB



2 SHRUB



3 TREE



4 TREE



5 GROUND COVER



6 SHRUB



7 SHRUB



8 GROUND COVER



9 SHRUB



10 SHRUB



11 TREE



12 SHRUB



13 GROUND COVER



14 TREE

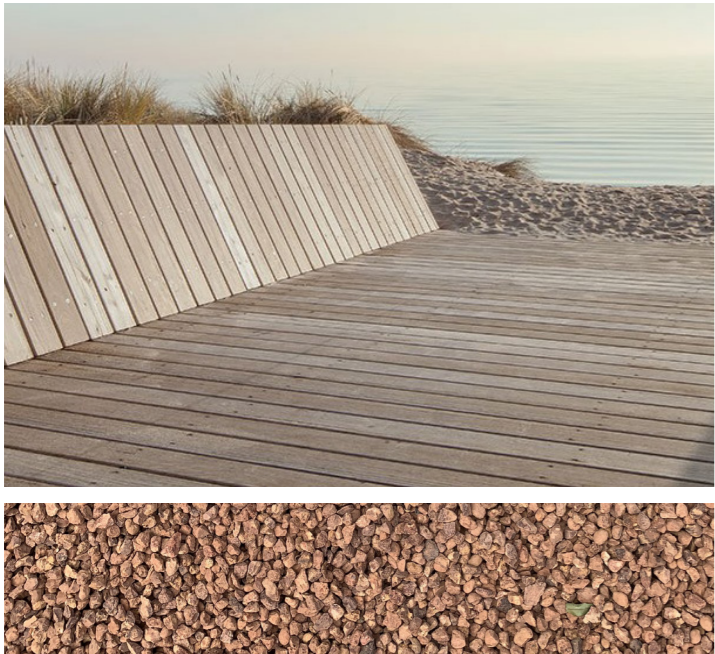


15 SHRUB



16 SHRUB

4.4 Community Hub Materiality



Paving

- **Compacted 6mm pea gravel** - utilise gravel as the key natural trail material creating a strong sense of place
- **Timber boardwalk** - define a sustainable timber aesthetic across the entire site that links to the Community Hub terrace



Walling

- **Natural boulders** - utilise natural boulders sourced from site to create authentic walls that are complementary with the landscape



Stairs / Ramps

- **Natural stone** - stone steps with exposed finish and concealed fixing for the hotel access
- **Timber boardwalk** - define a sustainable timber aesthetic across the entire site that links to the Community Hub terrace & beach access



Furniture

- **Hardwood logs** - utilise milled hardwood logs, locally sourced to create simple and timeless rugged seating

# 5.0 Campground

## 5.1 Landscape Design Principles

Inspired by the location of traditional custodian campsites, the Smiths Beach Campground weaves several clusters of timber platforms into the Peppermint Forest providing a unique camping experience.

The platforms are elevated and located amongst the trees connecting the user to the landscape.



Light touch



Nestled in the landscape



Naturally quiet



Shared memories

# 5.2 Campground Landscape Plan

- 1. Access to Smiths Common
  - 2. Pedestrian access stair
  - 3. Public car park
  - 4. Campground communal facilities
  - 5. Internal access
  - 6. Existing Peppermint forest
  - 7. Raised tent platform deck (5m x 5m)
  - 8. Amenities block / maintenance shed
  - 9. Universal access ramp
  - 10. Pedestrian access spine
  - 11. One-way gravel loop road
  - 12. Campground car parking
  - 13. Smiths Lane (public access road)
  - 14. Landscape buffer to neighbouring properties
- Note: Tent platform location subject to detailed site survey.  
Refer architectural design report for further detail.

**Legend**

- Site Boundary
- Timber Boardwalk
- Pea Gravel Sealed Road
- Pea Gravel Access Path
- Stone Retaining Wall
- Revegetated Area
- Timber Camping Raised Platform
- Managed Existing Shrub
- Proposed Tree Planting
- Existing Tree to be retained
- Sand
- High Moisture Content Vegetation <200mm
- Existing shrubs 500mm-1m (to be retained)

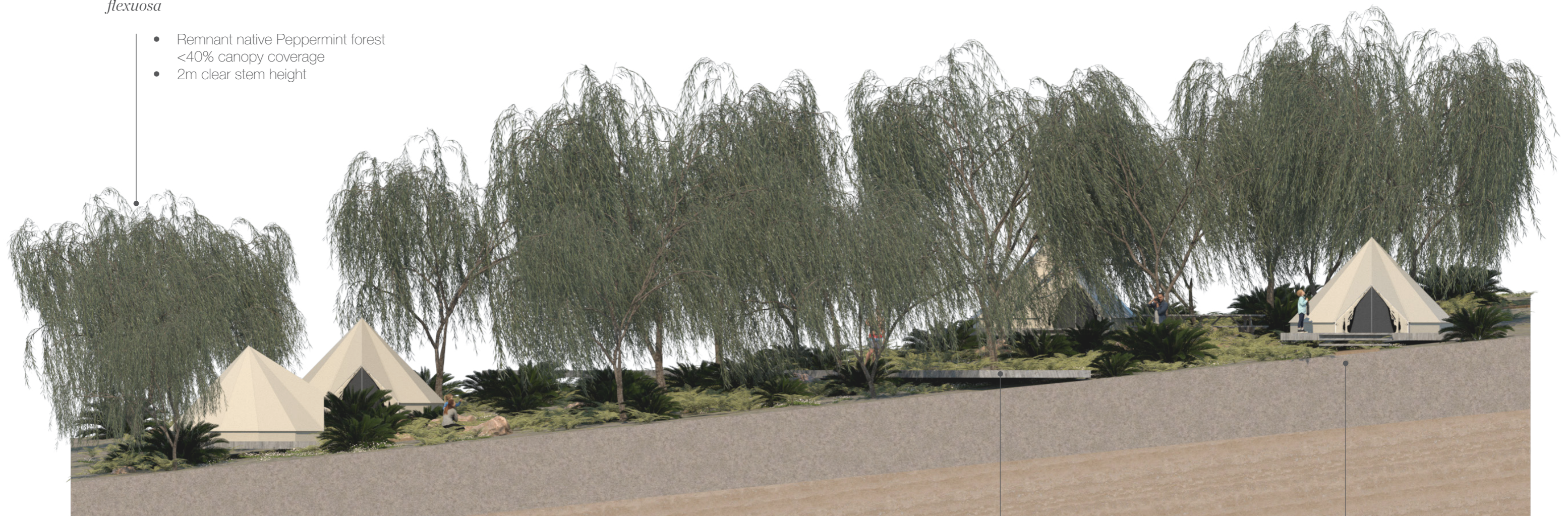




View west through campground

*Agonis flexuosa*

- Remnant native Peppermint forest <40% canopy coverage
- 2m clear stem height

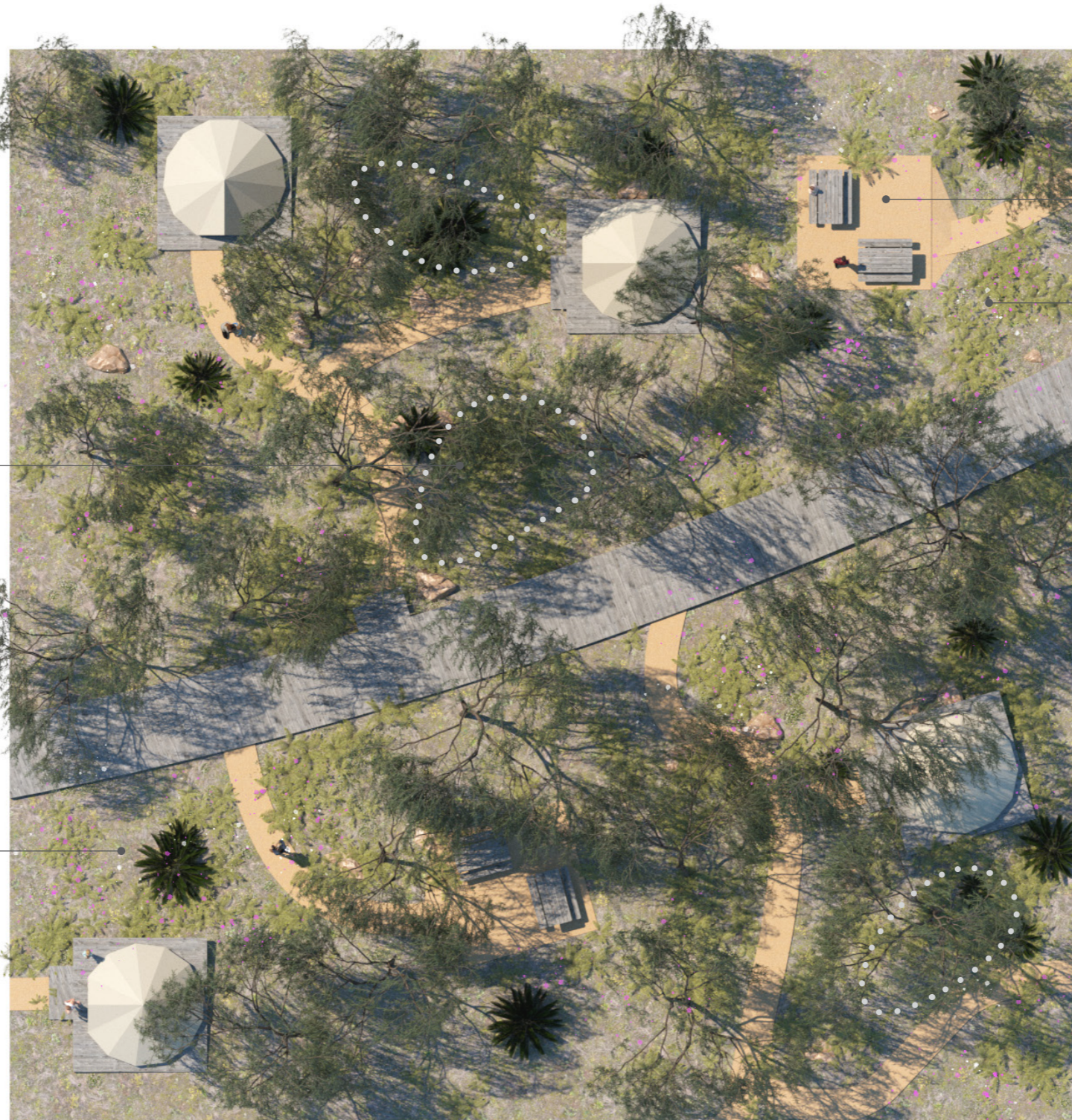


*Boardwalk Spine*

- 3m raised timber boardwalk allowing uninterrupted movement of fauna
- Integrated lighting
- DDA spine arc to follow contour alignment

*Tent Platform*

- 5 x 5m timber decking
- Exact location to be determined on site



*Communal areas*

*Ground covers*

- Groundcover species planted in mass <300mm high

*Managed existing 'shrub island'*

- Managed remnant landscape
- Shrub species <1.5m high
- Islands <30m<sup>2</sup> with 1.5m perimeter around island of high moisture content vegetation (<300mm), very low ground covers (<100mm) mulch or non-combustible material
- Island separation >10m apart

*Macrozamia riedlei*

- Individual feature specimen

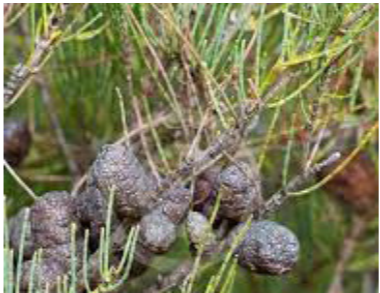
5.3 Campground Plant Selection

Table 6: Campground Plant Species and Density Schedule

Image	Species	Height	Pot Size	Density
1	Agonis flexuosa - Sweet Peppermint	5m-10m	200-400L	3-8m centres
2	Allocasuarina humilis - Dwarf Sheoak	1m-3m	150mm	3-8m centres
	Austrostipa mollis - Soft Spear Grass	1.0m	tube	5-7 per m2
	Bromus hordeaceus - Soft Brome	0.5-1.0m	tube	5-7 per m2
3	Caesia micrantha - Pale Grass Lily	0.5-1.0m	tube	5-7 per m2
4	Chorizema diversifolium - Climbing Flame Pea	Climber	tube	3-5 per m2
	Clematis linearifolia - Slender Clemetis	Climber	tube	3-5 per m2
	Corymbia calophylla - Marri	5m-40m	200-400L	3-8m centres
5	Dichondra repens - Kidney Weed	Creeper	tube	5-7 per m2
6	Hardendergia comptoniana - Native Wisteria	Climber	tube	3-5 per m2
7	Hibbertia amplexicaulis - Guinea Flower	Climber	tube	3-5 per m2
	Hibbertia cuneiformis - Guinea Flower	Climber	tube	3-5 per m2
	Hibbertia hypericoides - Guinea Flower	Climber	tube	3-5 per m2
8	Levenhookia stipitata -Esperance Flower	100mm	tube	5-7 per m2
9	Macrozamia riedlei - Zamia Palm	0.5-3m	200mm	1-3 per m2
	Microlaena stipoides - Weeping Grass	500mm	tube	5-7 per m2
	Phyllanthus calycinus - False Boronia	1.0m	tube	1-3 per m2
10	Pimelea ferruginea - Pink Rice Flower	0.5-1.5m	tube	5-7 per m2
11	Pteridium esculentum - Cockayne Bracken	0.5-1.5m	tube	1-3 per m2
12	Rhodogia baccata - Berry Saltbush	0.5-1.5m	tube	1-3 per m2
	Rhodanthe citrina - Rhodanthe citrina 'Daisy'	250mm	tube	5-7 per m2
13	Scaevola calliptera - Scaevola calliptera	Creeper	tube	3-5 per m2
	Stylidium adnatum - Common Trigger Plant	300mm	tube	5-7 per m2
	Stylidium brunonianum - Pink Trigger Plant	0.4-0.8m	tube	5-7 per m2
	Trachymene Pilosa - Native Parsnip	0.5m	tube	5-7 per m2
14	Wahlenbergia sp. - Common Bluebell	0.5m	tube	5-7 per m2
15	Xanthorrhoea preissii - Grass Tree	3m-5m	75L	1-3m centres



1 TREE



2 SHRUB



3 GROUND COVER



4 GROUND COVER



5 GROUND COVER



6 GROUND COVER



7 GROUND COVER



8 GROUND COVER



9 SHRUB



10 GROUND COVER



11 GROUND COVER



12 SHRUB



13 GROUND COVER



14 GROUND COVER



15 SHRUB

5.4 Campground Materiality



Paving

- **Compacted 6mm pea gravel** - utilise gravel as the key natural trail material creating a strong sense of place



Walling

- **Natural boulders** - utilise natural boulders to create authentic walls that are complementary with the landscape



Stairs / Ramps

- **Timber boardwalk** - define a sustainable timber aesthetic across the entire site, raised timber boardwalk allowing uninterrupted movement of fauna



Furniture

- **Hardwood logs** - utilise milled hardwood logs, locally sourced to create simple and timeless rugged seating
- **Timber platforms** - elevated tent platforms

# 6.0 Holiday Homes

## 6.1 Landscape Design Principles



Raw & rugged



Landscape specific



Public & private interface



Outdoor entertainment

# 6.2 Eastern Holiday Homes Landscape Plan

A balanced approach to bushfire safety and tree retention has resulted in an integrated bushfire management and landscape treatment regime. This incorporates an APZ level of treatment around the perimeter of the development which involves more intensive vegetation modification. This then allows for increased vegetation retention within the development footprint around built form, which is treated to an APZ-Modified standard. This standard deals with the specific landscaping treatment within lots and considers the precinct as a whole.

In the Eastern Holiday Home precinct an important central corridor of Peppermint Trees were identified to assist with minimising visual impact of the built form. Due to appropriate separation from adjacent built form this corridor of trees is retained at an increased extent of canopy coverage compared to trees located closer to built form.

## Legend

- 1. Shared one-way loop street
- 2. Beach access boardwalk
- 3. Increased tree retention corridor
- 4. Strategic Asset Protection Zone (APZ) treatment

- Holiday Home Lot Boundary
- Timber Boardwalk
- Pea Gravel Sealed Road
- Gravel Footpath
- Fire Access Track
- Feature Crossover
- Managed Existing Shrub
- Natural Stone Boulders
- Proposed Tree Planting
- Existing Tree to be retained



### 6.3 Western Holiday Homes Landscape Plan

In the Western Holiday Home precinct an important stand of 'Moodjar' tree (Christmas tree or Nuytsia Floribunda) were identified as having cultural significance and also assisting with minimising visual impact of the built form. As a result, the built form was shifted to accommodate retention of this key vegetation.

'Excellent' quality vegetation located within the southern Western Holiday Home lot will be protected with a Conservation Covenant.

Legend

- 1. Shared One Way Loop Street
- 2. Pedestrian boardwalk network
- 3. Cape to Cape access path - 2m
- 4. Retained stand of Moodjar tree (Christmas tree)
- 5. Feature crossover
- 6. 'Excellent' quality vegetation protected with Conservation Covenant

-----

Holiday Home Lot Boundary

Timber Boardwalk

Pea Gravel Sealed Road

Feature Crossover

Existing shrubs <500mm (to be retained)

Existing shrubs 500mm-1m (to be retained- 20 sqm islands)

Natural Stone Boulders

Proposed Tree Planting

Existing Tree to be retained



# 6.4 Eastern Holiday Homes Commitment Plan

This Commitment Plan identifies the typical landscaping treatment of lots within the Eastern Holiday Home precinct. This plan is provided as opposed to an individual plan for each lot as the landscaping treatment is very specific to each lot to align with the site specific conditions and the Bushfire Management Plan requirements.

Specific plant species and densities are provided in Section 6.6.

## Legend

1. Increased tree retention corridor (canopy coverage not to exceed 40%)

2. ATU - flat bed leach drain - refer eng. report

3. Existing Peppermint Trees to be retained with 2m clear stem height. Max. 25% canopy cover

4. Feature rock garden.

5. High Moisture Content Vegetation

6. Covered carport

7. Property boundary totem (no boundary fencing permitted)

8. Feature native entry planting

9. Feature crossover

10. Infiltration swale

11. Sealed pea gravel driveway

12. Visitor parking area

Holiday Home Lot Boundary

Building APZ -Refer Bushfire Managem APZ requirements

Gravel Mulch

High Moisture Content Vegetation

Groundcovers <300mm

Groundcovers <500mm

Stone Retaining Wall

Feature Crossover

Pea Gravel Sealed Road

Pea Gravel Pathway

Shrubs 2-3m high

Existing Tree

Proposed Tree

Natural Stone Boulders

Timber Boundary Pole

Leach Drains


















## 6.5

This Commitment Plan identifies the typical landscaping treatment of lots within the Western Holiday Home precinct. This plan is provided as opposed to an individual plan for each lot as the landscaping treatment is very specific to each lot to align with the site specific conditions and the Bushfire Management Plan requirements.

Specific plant species and densities are provided in Section 6.7.

### Legenc

1. ATU - flat bed leach drain - refer eng. report
2. Natural rock features to be retained and enhanced with planting/lighting
3. Turf courtyard
4. High moisture content planting
5. Covered carport
6. Property boundary totem
7. Feature native entry planting
8. Feature crossover
9. Rock-lined Infiltration swale
10. Shared loop road

- |   |  |
|---|--|
|  | Holiday Home Lot Boundary  |
|  | Building APZ - Refer Bushfire Management Plan for APZ requirements |
|  | Gravel Mulch   |
|  | High Moisture Content Vegetation                                   |
|  | Groundcovers <300mm  |
|  | Groundcovers <500mm  |
|  | Stone Retaining Wall   |
|  | Feature Crossing   |
|  | Pea Gravel Sealed Road   |
|  | Pea Gravel Pathway   |
|  | Shrubs 2-3m high   |
|  | Existing Tree  |
|  | Proposed Tree  |
|  | Natural Stone Boulders   |
|  | Timber Boundary Pole   |
|  | Leach Drains   |



6.6 Eastern Holiday Homes Plant Selection

Table 6: Eastern Holiday Homes Plant Species and Density Schedule

Image	Species	Height	Pot Size	Density
1	Agonis flexuosa - Sweet Peppermint	5m-10m	200-400L	3-8m centres
	Allocasuarina humilis - Dwarf Sheoak	1m-3m	150mm	3-8m centres
	Austrostipa mollis - Soft Spear Grass	1.0m	tube	5-7 per m2
2	Acacia saligna - Orange Wattle	1.5-5m	150mm	1-3 per m2
	Banksia attenuata - Candlestick Banksia	1m-3m	150mm	1-3 per m2
	Bromus hordeaceus - Soft Brome	0.5-1m	tube	5-7 per m2
3	Caesia micrantha - Pale Grass Lily	0.5-1.0m	tube	5-7 per m2
	Chorizema diversifolium - Climbing Flame Pea	Climber	tube	3-5 per m2
	Clematis linearifolia - Slender Clematis	Climber	tube	3-5 per m2
4	Corymbia calophylla - Marri	5m-40m	200-400L	3-8m centres
	Darwinia citriodora - Lemon Scented Darwinia	0.5-1.5m	tube	1-3 per m2
	Dichondra repens - Kidney Weed	Creeper	tube	5-7 per m2
5	Diplolaena dampieri - Southern Diplolaenea	0.5m-2m	tube	1-3 per m2
	Guichenotia ledifolia - Guichenotia ledifolia	0.5-1.5m	tube	1-3 per m2
	Hakea oleifolia - Dungeon	2m-10m	200-400L	3-8m centres
6	Hardendergia comptoniana - Native Wisteria	Climber	tube	3-5 per m2
	Hibbertia amplexicaulis - Guinea Flower	Climber	tube	3-5 per m2
	Hibbertia cuneiformis - Guinea Flower	Climber	tube	3-5 per m2
7	Hibbertia hypericoides - Guinea Flower	Climber	tube	3-5 per m2
	Levenhookia stipitata - Esperance Flower	100mm	tube	5-7 per m2
	Macrozamia riedlei - Zamia Palm	0.5-3m	200mm	1-3 per m2
8	Microlaena stipoides - Weeping Grass	500mm	tube	5-7 per m2
	Phyllanthus calycinus - False Boronia	1.0m	tube	1-3 per m2
	Pimelea ferruginea - Pink Rice Flower	0.5-1.5m	tube	1-3 per m2
9	Pteridium esculentum - Cockayne Bracken	0.5-1.5m	tube	1-3 per m2
	Rhadogia baccata - Berry Saltbush	0.5-1.5m	tube	1-3 per m2
	Rhodanthe citrina - Rhodanthe citrina 'Daisy'	250mm	tube	5-7 per m2
10	Scaevola calliptera - Scaevola calliptera	Creeper	tube	3-5 per m2
	Spyridium globulosum - Basket Bush	1m-5m	tube	1-3 per m2
	Stylidium adnatum - Common Trigger Plant	300mm	tube	5-7 per m2
11	Stylidium brunonianum - Pink Trigger Plant	0.75m	tube	5-7 per m2
	Thomasia triphylla - Coastal Thomasia	0.80m	tube	1-3 per m2
	Trachymene Pilosa - Native Parsnip	0.5m	tube	5-7 per m2
12	Wahlenbergia sp. - Common Bluebell	0.5m	tube	5-7 per m2
	Xanthorrhoea preissii - Grass Tree	3m-5m	75L	1-3m centres



1 TREE



2 SHRUB



3 GROUND COVER



4 GROUND COVER



5 GROUND COVER



6 TREE



7 GROUND COVER



8 GROUND COVER



9 SHRUB



10 GROUND COVER



11 GROUND COVER



12 SHRUB



13 SHRUB



SHRUB



15 SHRUB

6.7 Western Holiday Homes Plant Selection

Table 7: Western Holiday Homes Plant Species and Density Schedule

Image	Species	Height	Pot Size	Density
1	Acacia cochlearis - Rigid Wattle	1m-3m	tube	1-3 per m2
2	Acacia pulchella var. pulchella - Prickly Moses	1m-2m	tube	1-3 per m2
3	Austrostipa flavescentis - Coastal Spear Grass	1.2-1m	tube	5-7 per m2
	Agonis flexuosa - Sweet Peppermint	5m-10m	200-400L	3-8m centres
	Allocasuarina humilis - Dwarf Sheoak	1m-3m	150mm	3-8m centres
	Austrostipa mollis - Soft Spear Grass	1.0m	tube	5-7 per m2
	Acacia saligna - Orange Wattle	1.5-5m	tube	1-3 per m2
4	Banksia attenuata - Candlestick Banksia	1m-3m	tube	1-3 per m2
	Banksia dallanneyi - Couch Honey Pot	0.5m	tube	1-3 per m2
	Banksia sessilis var. cordata - Parrot Bush	1.5-3m	tube	1-3 per m2
	Bromus hordeaceus - Soft Brome	0.5-1m	tube	5-7 per m2
	Burchardia congesta - Milkmiads	0.5-1m	tube	5-7 per m2
	Calothamnus sanguineus - Calothamnus	1-2m	tube	1-3 per m2
	Carpobrotus virescens - Pigface	Creepers	tube	3-5 per m2
6	Chamaescilla corymbose - Blue Skuill	250mm	tube	5-7 per m2
7	Comesperma confertum - Comesperma	1m	tube	5-7 per m2
8	Corymbia calophylla - Marri	5m-40m	200-400L	3-8m centres
	Darwinia citriodora - Lemon Scented Darwinia	0.5-1.5m	tube	1-3 per m2
	Desmodcladus flexuosus - Desmodcladus Sedge	0.5-1.5m	tube	5-7 per m2
10	Dichondra repens - Kidney Weed	Creepers	tube	5-7 per m2
11	Dichopogon preissii - Chololate Lily	0.5-0.8m	tube	5-7 per m2
	Diplolaena dampieri - Southern Diplolaenea	0.5m-2m	tube	1-3 per m2
	Eutaxia myrtifolia - Egg and Bacon	0.5-2.0m	tube	1-3 per m2
	Hakea oleifolia - Dungyn	2m-10m	200-400L	3-8m centres
	Gompholobium tomentosum - Hairy ellow Pea	0.5-1m	tube	1-3 per m2
	Hardendergia comptoniana - Native Wisteria	Climber	tube	3-5 per m2
	Hibbertia amplexicaulis - Guinea Flower	Climber	tube	3-5 per m2
	Hibbertia cuneiformis - Guinea Flower	Climber	tube	3-5 per m2
	Hibbertia hypericoides - Guinea Flower	Climber	tube	3-5 per m2
	Hovea chorizemifolia - Holly-Leaved Hovea	0.5m	tube	1-3 per m2
	Hyalosperma cotula - Mayweed Sunray	250mm	tube	5-7 per m2
	Isotropis cuneifolia subsp - Granny Bonnets	300mm	tube	3-5 per m2
15	Jacksonia horrida - Jacksonia horrida	2.0-5.0m	150mm	1-3 per m2
16	Kunzea ciliata - Kunzea ciliata	0.5-1.5m	tube	1-3 per m2



1 SHRUB



2 SHRUB



3 SHRUB



4 TREE



5 SHRUB



6 GROUND COVER



7 GROUND COVER



8 SHRUB



9 TREE



10 SHRUB



11 GROUND COVER



12 SHRUB



13 SHRUB



14 GROUND COVER



15 TREE



16 SHRUB

Image	Species	Height	Pot Size	Density
17	Lepidosperma gladiatum - Lepidosperma	0.5-1m	tube	5-7 per m2
18	Lepidosperma squamatum - Coastal Sedge	0.5-1m	tube	5-7 per m2
19	Leucopogon propinquus - Beard Heath	0.5-2m	tube	1-3 per m2
20	Levenhookia stipitata - Esperance Flower	100mm	tube	5-7 per m2
	Lobelia tenuior - Slender Lobelia	0.5m	tube	5-7 per m2
	Lomandra micrantha subsp. Micrantha	0.5m	tube	5-7 per m2
21	Macrozamia riedlei - Zamia Palm	0.5-3m	200mm	1-3 per m2
22	Melaleuca lanceolata - Moonah	2-8m	200-400L	3-8m centres
	Melaleuca systema - Coastal Honey Myrtle	0.5-2m	tube	1-3 per m2
	Microlaena stipoides - Weeping Grass	0.5m	tube	5-7 per m2
	Neurachne alopecuroides - Foxtail Mulga Grass	0.5m	tube	5-7 per m2
23	Nuytsia floribunda - Moodjar	5-10m	150mm	3-8m centres
24	Olearia axillaris - Coastal Daisy Bush	0.5-1.5m	tube	1-3 per m2
	Patersonia occidentalis - Native Iris	1.0m	tube	5-7 per m2
	Phyllanthus calycinus - False Boronia	1.0m	tube	1-3 per m2
	Pimelea ferruginea - Pink Rice Flower	0.5-1.5m	tube	1-3 per m2
	Ptilotus drummondii - Pusstail	0.75m	tube	5-7 per m2
25	Rhodoglossa baccata - Berry Saltbush	0.5-1.5m	tube	1-3 per m2
26	Rhodanthe citrina - Rhodanthe citrina 'Daisy'	250mm	tube	5-7 per m2
	Santalum acuminatum - Desert Quandong	1-7m	75L	1-3 per m2
	Spyridium globulosum - Basket Bush	1-5m	tube	1-3 per m2
27	Stylidium adnatum - Common Trigger Plant	0.75m	tube	5-7 per m2
	Thysanotus thyrsoides - Twining Fringe Lily	0.35m	tube	5-7 per m2
28	Trachymene pilosa - Native Parsnip	0.5m	tube	5-7 per m2
29	Tricoryne elatior - Yellow Rush Lily	0.5m	tube	5-7 per m2
30	Wahlenbergia sp. - Common Bluebell	0.5m	tube	5-7 per m2
31	Xanthorrhoea preissii - Grass Tree	3m-5m	75L	1-3 per m2
32	Xanthosia candida - Southern Cross Flower	0.75m	tube	5-7 per m2



17 SHRUB



18 SHRUB



19 GROUND COVER



20 GROUND COVER



21 SHRUB



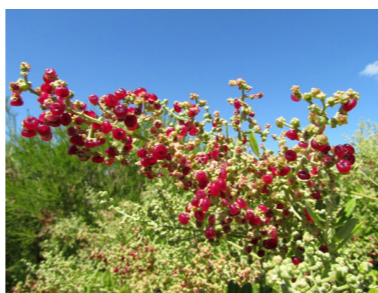
22 TREE



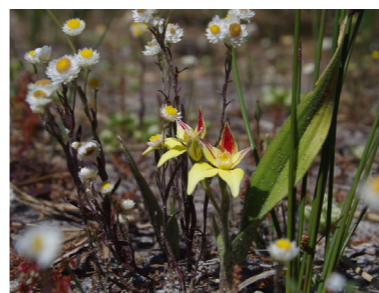
23 TREE



24 SHRUB



25 SHRUB



26 GROUND COVER



27 SHRUB



28 GROUND COVER



29 GROUND COVER



30 GROUND COVER

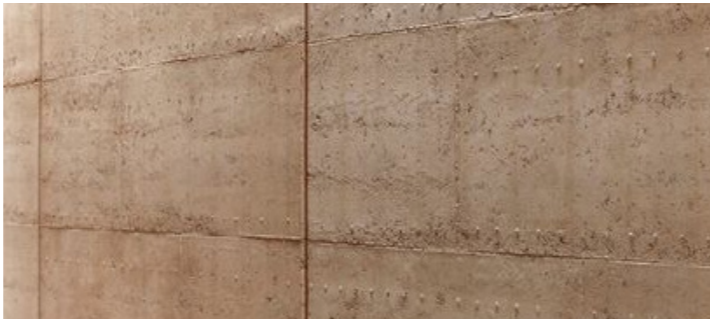


31 SHRUB / TREE



32 SHRUB

6.8     Holiday Home Materiality



Paving

- **Compacted 6mm pea gravel** - utilise gravel as the key natural pathway & roads material creating a strong sense of place
- **Timber boardwalk** - define a sustainable timber aesthetic for driveway crossing

Walling

- **Free form stone retaining walls** - natural, split surfaced and chipped edges to create a wall with a rugged, organic and textured feel
- **Rammed earth/stone/renders masonry** - to create a warm coastal aesthetic

Stairs / Ramps

- **Natural stone** - steps with exposed finish and concealed fixing- utilise natural boulders to create authentic walls that are complementary with the site's landscape
- **Fair faced concrete** - create a cool and durable coastal aesthetic with natural colouring and non-slip finish

Furniture

- **Natural stone boulders** - positioned and cut to provide a natural resting place

# 7.0 Open Space

## 7.1 Landscape Design Principles

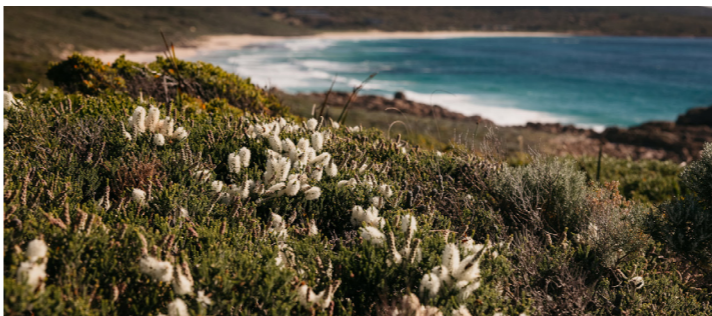
The landscape led design preserves the National Park and Smiths Beach foreshore as the heroes of the site by connecting the two landscapes with a legible vegetated corridor through the heart of the development. This 'park spine' remains a public offering connecting not only the landscape but local community from the Southern to the Northern reaches of the site connecting bush to bay. Open spaces have strategically been located to also ensure east/west connection from the Peppermint and Banksia vegetation to the National Park for appropriate fauna passage.



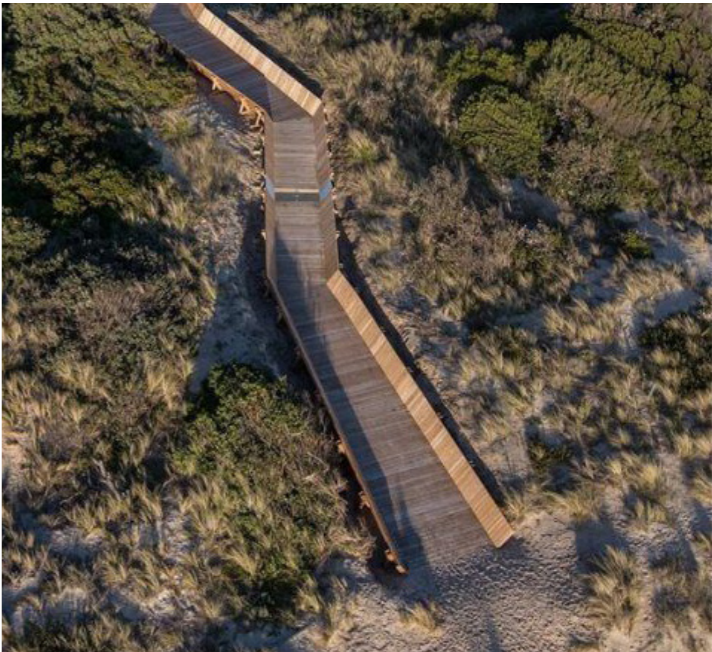
Natural features



Cape to Cape Track



Protection of key flora & fauna



Meandering journeys

# 7.2 Open Space Landscape Plan

- 1. The National Park extension was determined by retaining 'Excellent' quality vegetation which is largely representative of the Priority Ecological Communities (PEC).
- 2. The linear open space allows for fauna to move freely from the development to the National Park extension and vice versa.
- 3. Formatting the park spine is an integral landscape design element to assist with the visual integration of the development and to facilitate appropriate pedestrian access. This area also facilitates the retention of Banksia Forest which is key fauna habitat.
- 4. The open space provides screening of the development from Smiths Beach Road and allows for a green connection through to the Campground.
- 5. Retention of 'Excellent' quality vegetation is facilitated by this open space. This vegetation also assists with screening the development from Smiths Beach Road to allow a natural arrival.
- 6. This open space also retains 'Excellent' quality vegetation, and the opportunity to connect the open space network. This also facilitates connection to the National Park extension for fauna.

Open space areas 2. & 3. will be treated as 'Low Threat' vegetation which involves maximising retention of canopy (maximum 40% canopy coverage) and limiting the extent of understorey. All other open space areas won't be impacted by ongoing fire management except for some limited circumstances where APZ's from adjacent built form/ infrastructure overlaps with the open space boundary.

Note: All open space will form part of the Community Scheme for maintenance and management purposes, and public access easements will ensure full public access is guaranteed in perpetuity.

- Site Boundary
- Cape to Cape Track
- Open Space
- 'Excellent' Quality Vegetation Protected by Conservation Covenant
- Foreshore Reserve Extension

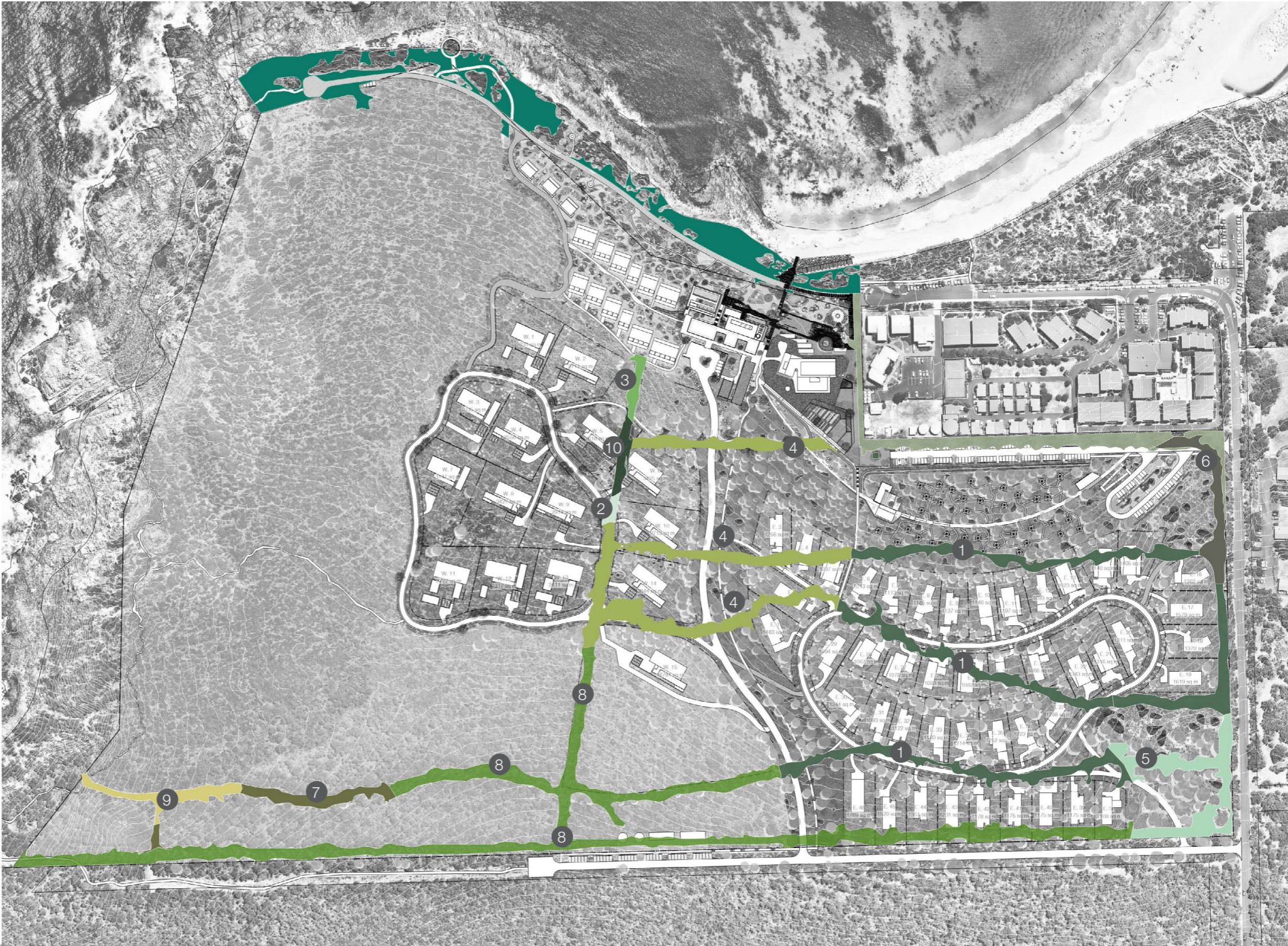


7.3 Open Space  
Revegetation Plan

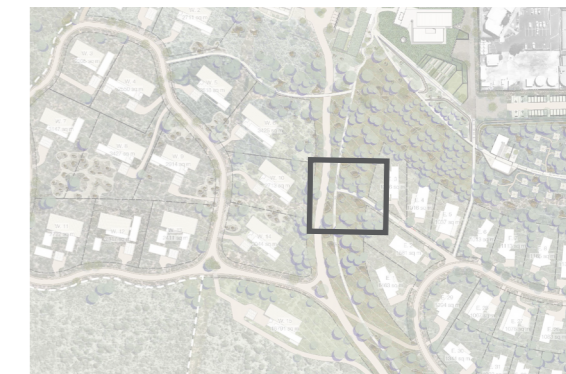
A significant revegetation program will ensure existing degraded areas within the foreshore and throughout the site will be regenerated.

Legend

- 1. AfPe -Agonis flexuosa & Pteridium esculentum
- 2. AhHe -Allocasuarina humilis & Hypolaena exsulca
- 3. AsDc -Acacia saligna & Dodonaea ceratocarpa
- 4. BaMrXp -Banksia attenuata, Macrozamia riedlei & Xanthorrhoea preissii
- 5. CcHh -Corymbia calophylla & Scaevola calliptera
- 6. DciDcL -Darwinia citriodora, Dodonaea ceratocarpa & Lepidosperma spp.
- 7. KcSg -Kunzea ciliata & Spyridium globulosum
- 8. MhGl -Melaleuca huegelii & Guichenotia ledifolia
- 9. MiDr -Melaleuca lanceolata & Dianella revoluta
- 10. NfCcXp -Nuytsia floribunda, Corymbia calophylla & Xanthorrhoea preissii
- Foreshore Revegetation Extent



## Key



0 200m

scale 1:1500 @ A3

### Existing trees

- Remnant trees to be retained < 40% canopy coverage
- 2m clear stem height
- Removed deadwood
- Retain trees segregated clusters
- Underplant with low ground covers (<300mm) high moisture content vegetation or mulch

### Hotel entry road

### Beach access

### Eastern Holiday Homes access

### Managed existing shrub cluster

- Managed remnant understorey
- Shrub species <3m high
- Islands <30m<sup>2</sup> with 1.5 perimeter around island of high moisture content vegetation (<300mm), very low ground covers (<100mm), mulch or non-combustable material
- cluster separation >10m apart

### Ground covers / wild flowers

- Groundcover species planted in mass <500mm high
- Permitted in areas away from tree clusters

### *Xanthorrhoea preissii*

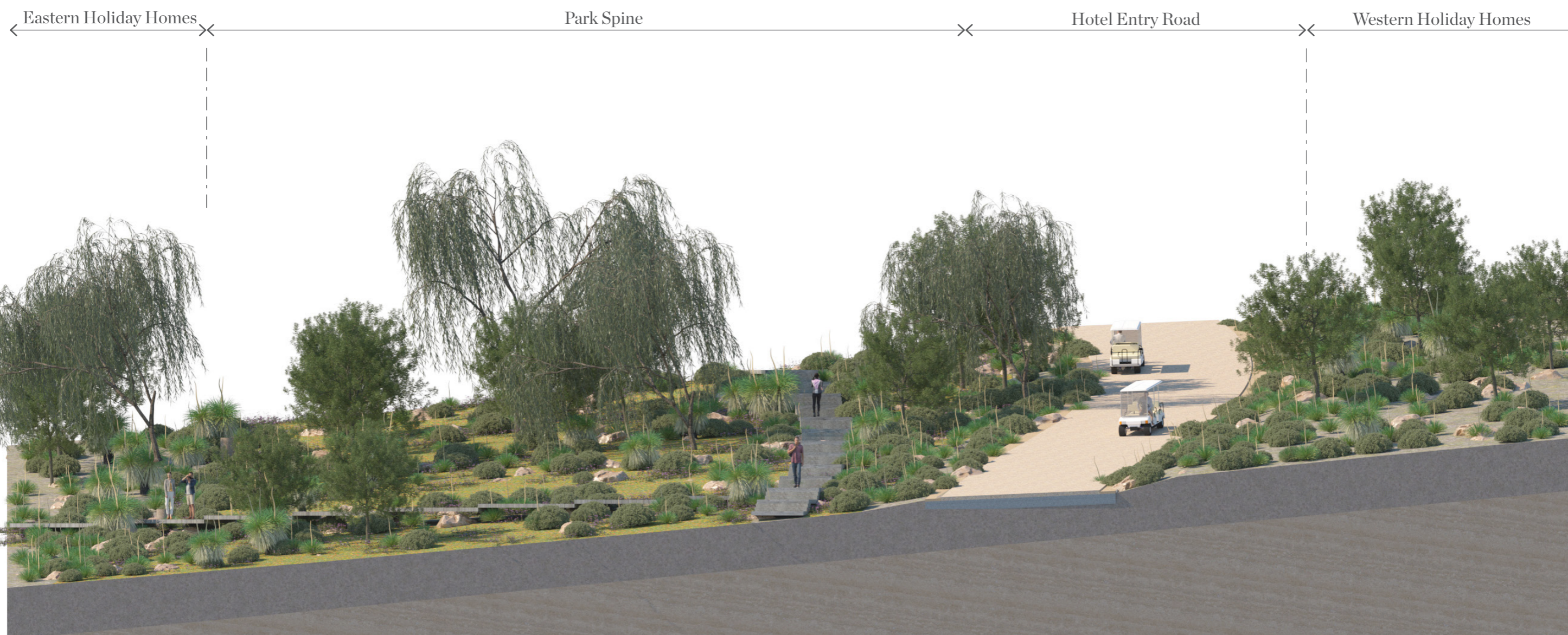
- Individual feature specimen
- 6m separation from shrubs or shrub islands

Key



0 200m

scale 1:1500 @ A3



View south along Entry Road.

7.4 Open Space Plant Selection

Table 8: Open Space Plant Species and Density Schedule

Image	Species	Height	Pot Size	Density
1	Agonis flexuosa - Sweet Peppermint	5m-10m	200-400L	3-8m centres
2	Acacia saligna - Orange Wattle	1.5-5m	200-400L	1-3 per m2
3	Banksia attenuata - Candlestick Banksia	1m-3m	tube	1-3 per m2
	Burchardia congesta - Milkmaids	0.5-1m	tube	5-7 per m2
	Desmocladius flexuosus - Desmocladius Sedge	0.5-1.5m	tube	5-7 per m2
	Clematis linearifolia - Slender Clemetis	Climber	tube	3-5 per m2
4	Corymbia calophylla - Marri	5m-40m	200-400L	3-8m centres
	Chamaescilla corymbose - Blue Skuill	250mm	tube	5-7 per m2
5	Dichondra repens - Kidney Weed	Creeper	tube	5-7 per m2
6	Hakea oleifolia - Dungeon	2m-10m	pot	3-8m centres
7	Hardendergia comptoniana - Native Wisteria	Climber	tube	3-5 per m2
8	Hibbertia amplexicaulis - Guinea Flower	Climber	tube	3-5 per m2
9	Hibbertia cuneiformis - Guinea Flower	Climber	tube	3-5 per m2
	Hibbertia hypericoides - Guinea Flower	Climber	tube	3-5 per m2
	Macrozamia riedlei - Zamia Palm	0.5-3m	200mm	1-3 per m2
	Microlaena stipoides - Weeping Grass	500mm	tube	5-7 per m2
10	Phyllanthus calycinus - False Boronia	1.0m	tube	1-3 per m2
11	Pimelea ferruginea - Pink Rice Flower	0.5-1.5m	tube	1-3 per m2
12	Pteridium esculentum - Cockayne Bracken	0.5-1.5m	tube	1-3 per m2
13	Rhodogia baccata - Berry Saltbush	0.5-1.5m	tube	1-3 per m2
	Rhodanthe citrina - Rhodanthe citrina 'Daisy'	250mm	tube	5-7 per m2
	Scaevola calliptera - Scaevola calliptera	Creeper	tube	3-5 per m2
	Spyridium globulosum - Basket Bush	1m-5m	tube	1-3 per m2
14	Stylidium adnatum - Common Trigger Plant	300mm	tube	5-7 per m2
	Stylidium brunonianum - Pink Trigger Plant	0.75m	tube	5-7 per m2
15	Thomasia triphylla - Coastal Thomasia	0.80m	tube	1-3 per m2
16	Trachymene Pilosa - Native Parsnip	0.5m	tube	5-7 per m2
	Wahlenbergia sp. - Common Bluebell	0.5m	tube	5-7 per m2
	Xanthorrhoea preissii - Grass Tree	3m-5m	75L	1-3m centres



1 TREE



2 SHRUB



3 SHRUB



4 GROUND COVER



5 GROUND COVER



6 GROUND COVER



7 GROUND COVER



8 GROUND COVER



9 SHRUB



10 GROUND COVER



11 GROUND COVER



12 SHRUB



13 SHRUB



14 SHRUB



15 GROUND COVER



16 SHRUB / TREE

7.5 Open Space Materiality



Paving

- **Compacted 6mm pea gravel** - utilise gravel as the key natural trail material creating a strong sense of place

Walling

- **Natural boulders** - utilise natural boulders to create authentic walls that are complementary with the shoreline
- **Freeform stone** - natural, split surfaced and chipped edges to create a wall with a rugged, organic and textured feel

Stairs / Ramps

- **Timber boardwalk** - define a sustainable timber aesthetic across the entire site
- **Natural Stone** - split faced stone steps to create a bespoke site-specific response to the level change

Furniture

- **Hardwood logs** - utilise milled hardwood logs, locally sourced to create simple and timeless rugged seating
- **Natural boulders** - positioned and cut to provide a natural resting place/perch for hikers

# 8.0 Access Ways

## 8.1 Landscape Design Principles

Stringent measures have taken place to best integrate the accessways across the landscape in a clear, safe, and sensitive manner. Pathways have been elevated where possible to keep pedestrians off the landscape whilst providing a direct relationship with the vegetation. While the streetscapes have been aligned along contours to minimise the earthworks extent and reduce disturbance to the natural hydraulic networks.



Light touch



Minimised Vegetation Clearing



Highlighting Cape to Cape Track



Pedestrian Focused

# 8.2 Pedestrian Accessways Landscape Plans

Pedestrian spaces will be simple and legible, sheltered and framed by individual trees and tree groupings where possible. A harmonious, unified paving design and material palette will be used, extending into streets and through open space areas. This approach and application will clearly unify and delineate the different pedestrian and vehicular spaces, ensuring legibility and safety.

Shared streets will be designed to ensure the space and its form diminishes the role of vehicular traffic, creating a hierarchy of pedestrian oriented space, whilst maintaining functionality for cars.

Street furniture should be of a single design suite reflective of the heritage and character of the site and located where it can serve a range of roles. This might include wayfinding, delineation of access and pedestrians movement as well as performing its primary role.

## Legend

- 1. Boardwalk
- 2. Shared - pedestrian/vehicle
- 3. Shared - pedestrian/emergency vehicle
- 4. Shared - pedestrian/buggy
- 5. Internal path walk

- Boardwalk (Pedestrian only)
- Shared Pedestrian / Vehicle
- Shared Pedestrian / Emergency Vehicle
- Shared Pedestrian / Buggy
- Natural Path (Pedestrian only)



### 8.3 Vehicle Accessways Landscape Plans

Accessway hierarchies will be simple and legible in character. This will be heightened by specific tree planting associated with the different scale of each accessway and its role in the movement network. As with the pedestrian accessways network, a harmonious, unified paving design and material palette will be used.

The vehicle accessway pavement treatments will reinforce the distinctive character of the precinct as a whole as well as highlight specific locations within the individual precincts. Paving material changes will be used to accentuate areas such as major pedestrian crossings, civic areas and public realm. Street trees within the road reserve will provide a unified but varied street tree canopy and framework, while having regard to the existing native vegetation. They will exist as a complementary offering within the wider public realm and assist in consolidating an overall indigenous vegetation character.

Tree groupings will be used and located to define potential smaller public realm opportunities such as seating and informal gathering spaces.

Legend

- 1. Southern Access Road
  - 2. Hotel Entry Road
  - 3. Western Holiday Home Access
  - 4. Eastern Holiday Home Access
  - 5. Shared Parking Access
- |             |                                      |
|-------------|--------------------------------------|
| <div></div> | Public Street                        |
| <div></div> | Emergency Vehicle Access Only        |
| <div></div> | Campground Access                    |
| <div></div> | Shared Access (Pedestrian & Vehicle) |
| <div></div> | Service Vehicle Access               |



Key



0 200m

scale 1:1500 @ A3

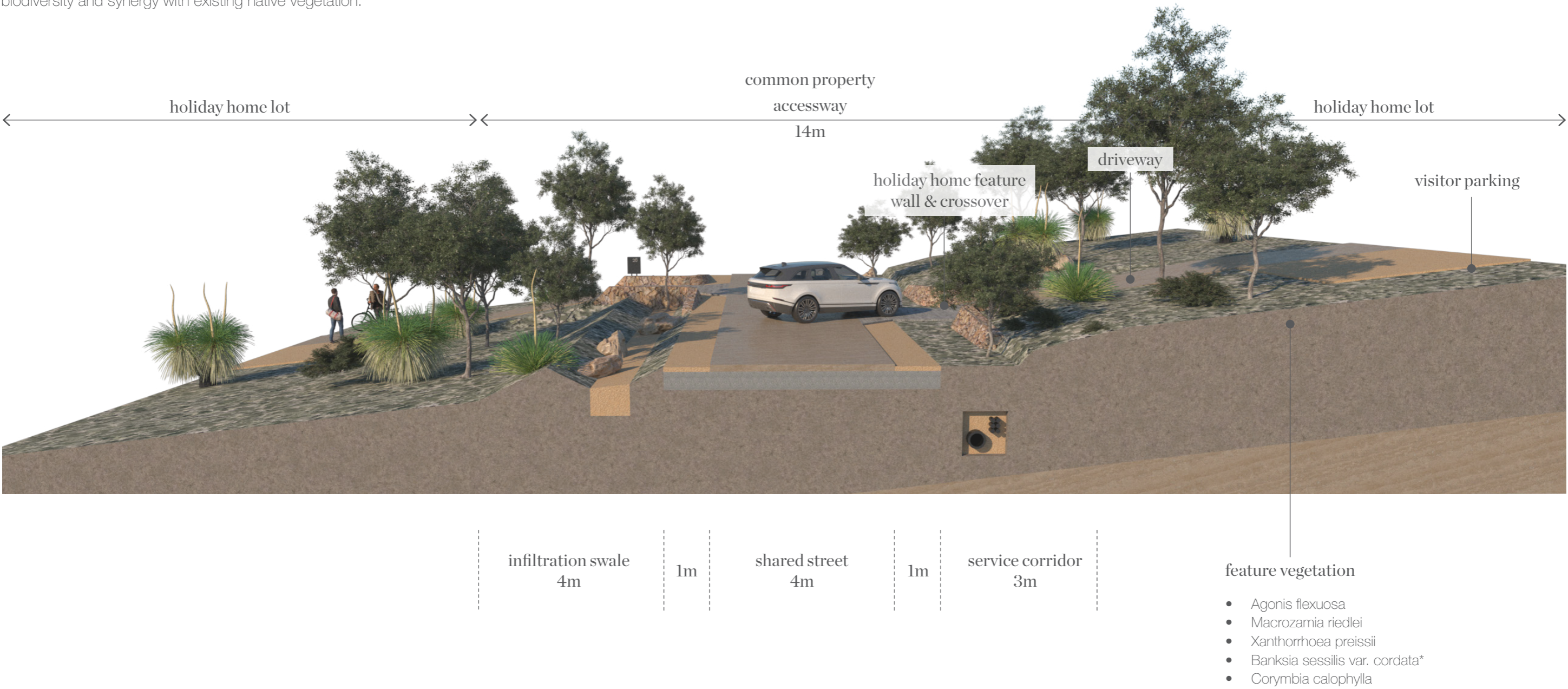
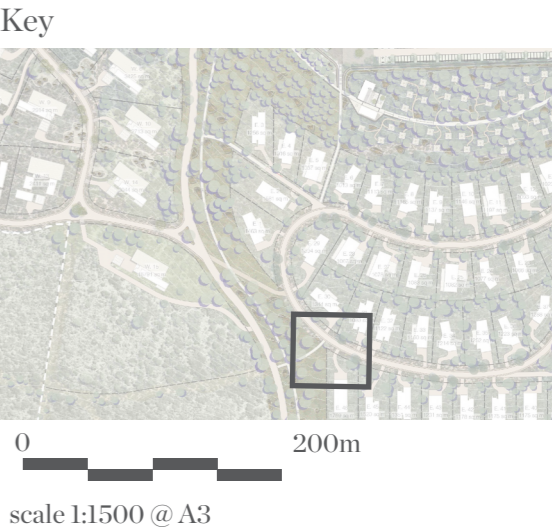
← National Park Southern Access Road Eastern Holiday Home Lot →



Southern Access Road

Street Trees

Careful consideration is to be given to each proposed accessway tree planting species selection, numbers and placement. This is important not only for the specific character of each individual accessway but also to each precinct and to the site as a whole. Each tree planting will provide framing, character, canopy cover, amenity, enhanced site biodiversity and synergy with existing native vegetation.

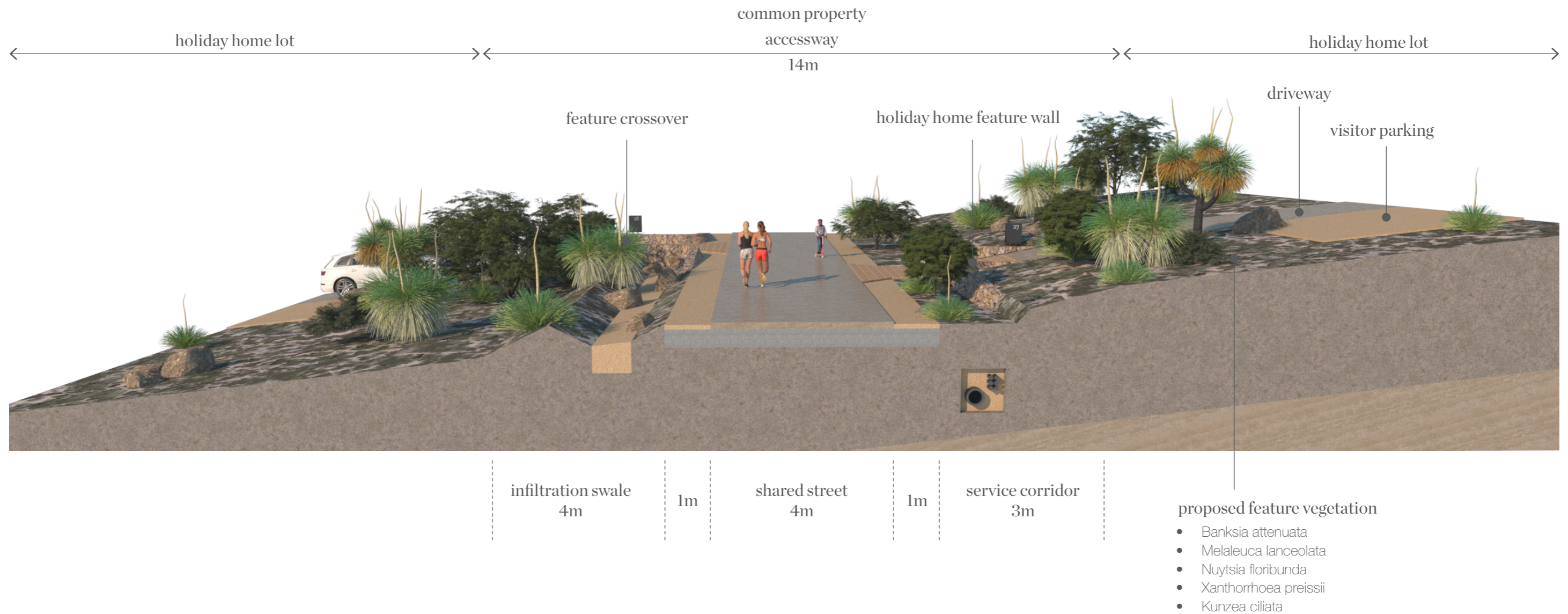


# Key



0 200m

scale 1:1500 @ A3

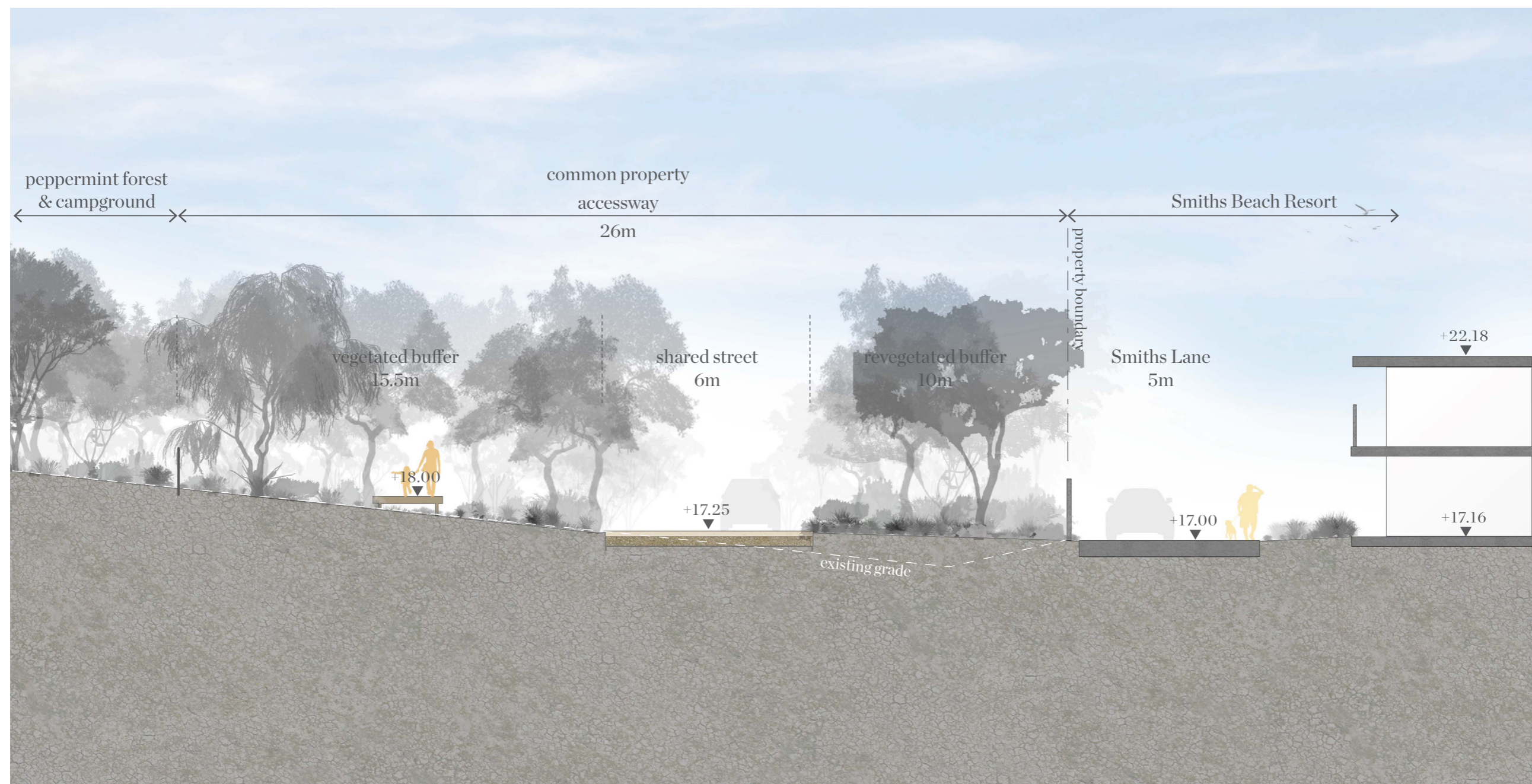


Key



0 200m

scale 1:1500 @ A3



Smiths Lane - Foreshore Shared Parking

Key



0 200m

scale 1:1500 @ A3

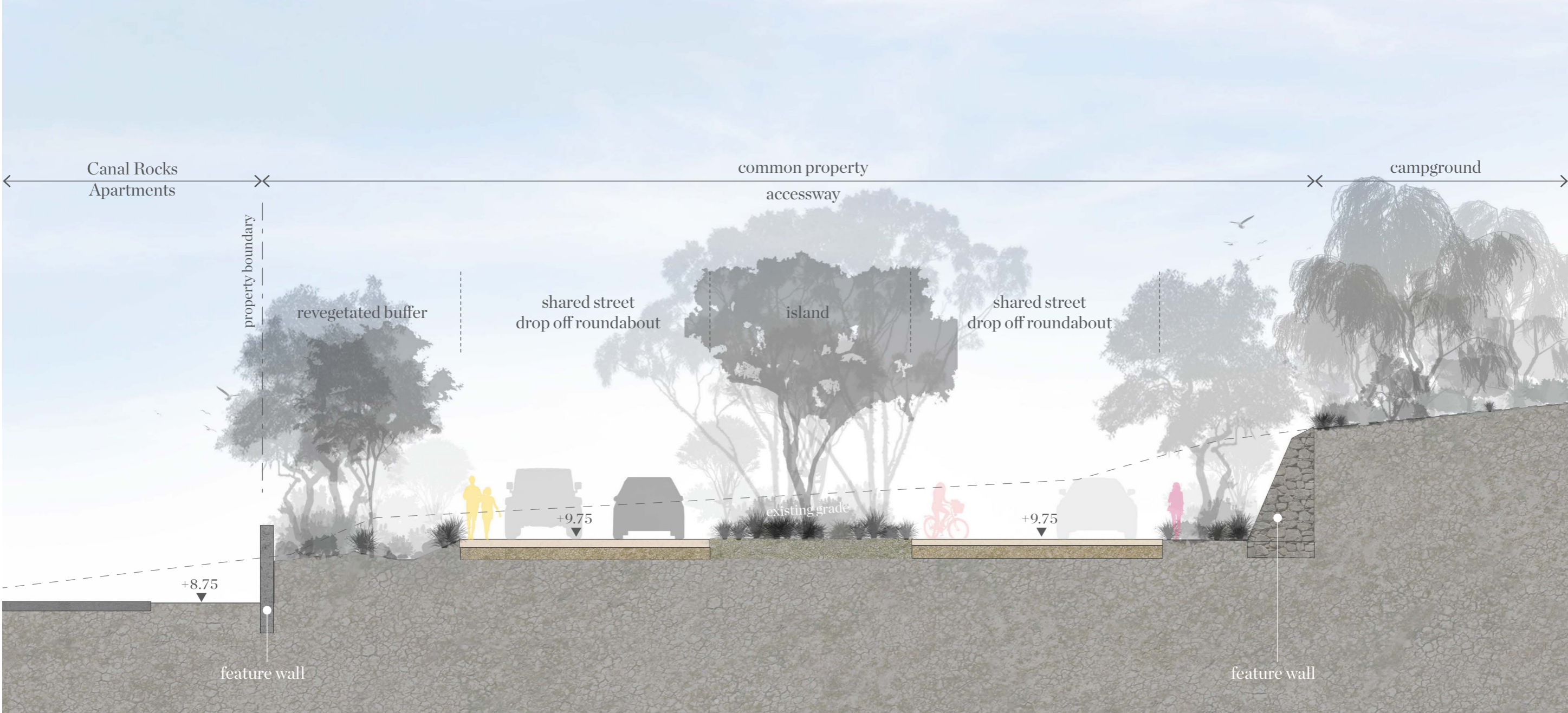
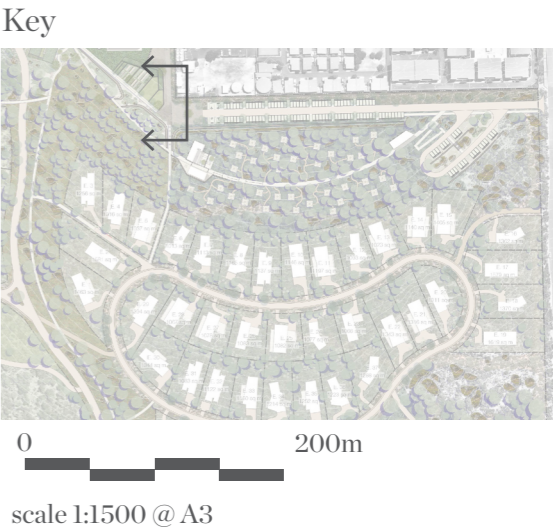


Smiths Lane - Foreshore Shared Parking

# Smiths Lane - Foreshore Drop Off

Careful consideration has been given to the Smiths Lane 'shared street' as an access and arrival point. Vehicle access is accommodated while pedestrian friendly movement within a safe, comfortable, low speed environment, framed by native landscape is prioritised. No 'On Street' parking is to be provided while a generous, vegetated central island consolidates the strong overall landscape character.

Smiths Lane serves as an important arrival and access point to the foreshore and beach front beyond. A defined 'porte cochere' drop off roundabout point, at Smiths Lane's western end, is provided to allow for a comfortable, legible drop off and access for visitors and users.



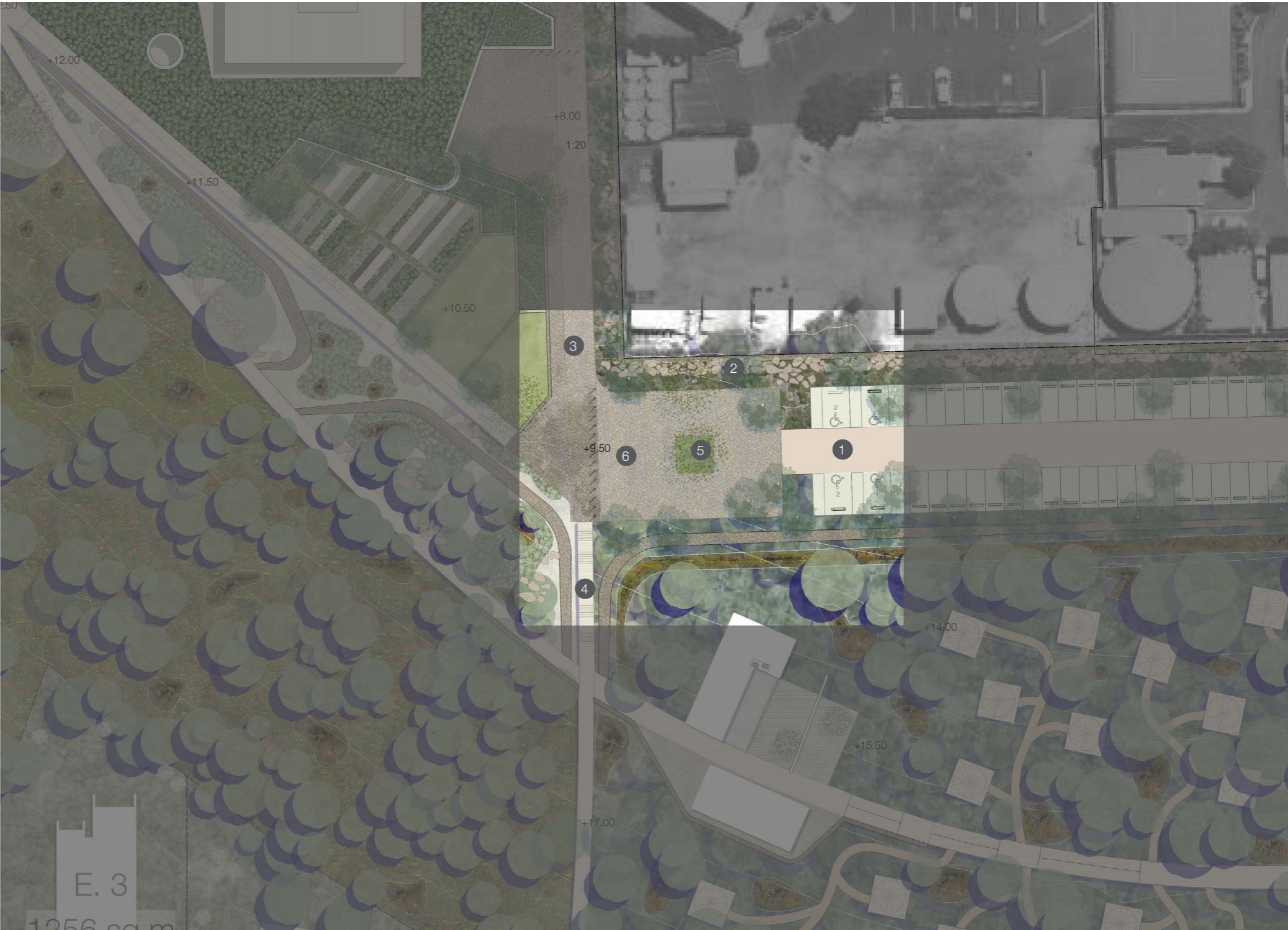
Smiths Lane - Foreshore Drop Off

# Smiths Lane - Foreshore Drop Off

## Legend

- 1. Smiths Lane (public access road)
- 2. Revegetated buffer
- 3. Smiths Common (access to foreshore)
- 4. Boardwalk to campground and Eastern Holiday Homes
- 5. Feature vegetated island
- 6. Drop off roundabout

- Site Boundary
- Stone Paving/Split Pea Gravel
- Lawn
- Existing shrubs 500mm-1m (to be retained)
- Existing shrubs <500mm (to be retained)
- Natural Stone Boulders
- Proposed Tree Planting
- Existing Tree
- Timber Boardwalk
- Stone Retaining Wall
- Pea Gravel Sealed Road



8.4 Accessways Plant Selection

Table 9: Accessways Plant Species and Density Schedule

Image	Species	Height	Pot Size	Density
1	Agonis flexuosa - Sweet Peppermint	5m-10m	200-400L	3-8m centres
2	Acacia saligna - Orange Wattle	1.5-5m	200-400L	1-3 per m2
3	Banksia attenuata - Candlestick Banksia	1m-3m	tube	1-3 per m2
	Banksia dallanneyi subs. Sylvestris - Honey Pot	1m	tube	1-3 per m2
	Burchardia congesta - Milkmaids	0.5-1m	tube	5-7 per m2
	Desmocladius flexuosus - Desmocladius Sedge	0.5-1.5m	tube	5-7 per m2
	Eutaxia myrtifolia - Egg and Bacon	0.5-2.0m	tube	1-3 per m2
4	Clematis linearifolia - Slender Clemetis	Climber	tube	3-5 per m2
	Corymbia calophylla - Marri	5m-40m	200-400L	3-8m centres
	Chamaescilla corymbose - Blue Skuill	250mm	tube	5-7 per m2
	Darwinia citriodora - Lemon Scented Darwinia	0.5-1.5m	tube	1-3 per m2
	Hakea oleifolia - Dungeon	2m-10m	pot	3-8m centres
6	Hardendergia comptoniana - Native Wisteria	Climber	tube	3-5 per m2
7	Hibbertia amplexicaulis - Guinea Flower	Climber	tube	3-5 per m2
8	Hibbertia cuneiformis - Guinea Flower	Climber	tube	3-5 per m2
	Hibbertia hypericoides - Guinea Flower	Climber	tube	3-5 per m2
	Macrozamia riedlei - Zamia Palm	0.5-3m	200mm	1-3 per m2
	Microlaena stipoides - Weeping Grass	500mm	tube	5-7 per m2
	Phyllanthus calycinus - False Boronia	1.0m	tube	1-3 per m2
10	Pimelea ferruginea - Pink Rice Flower	0.5-1.5m	tube	1-3 per m2
11	Pteridium esculentum - Cockayne Bracken	0.5-1.5m	tube	1-3 per m2
12	Rhadowia baccata - Berry Saltbush	0.5-1.5m	tube	1-3 per m2
	Rhodanthe citrina - Rhodanthe citrina 'Daisy'	250mm	tube	5-7 per m2
	Scaevola calliptera - Scaevola calliptera	Creeper	tube	3-5 per m2
	Spyridium globulosum - Basket Bush	1m-5m	tube	1-3 per m2
	Stylidium adnatum - Common Trigger Plant	300mm	tube	5-7 per m2
13	Stylidium brunonianum - Pink Trigger Plant	0.75m	tube	5-7 per m2
	Thomasia triphylla - Coastal Thomasia	0.80m	tube	1-3 per m2
	Trachymene Pilosa - Native Parsnip	0.5m	tube	5-7 per m2
15	Wahlenbergia sp. - Common Bluebell	0.5m	tube	5-7 per m2
16	Xanthorrhoea preissii - Grass Tree	3m-5m	75L	1-3m centres



1 TREE



2 SHRUB



3 TREE



4 GROUND COVER



5 SHRUB



6 GROUND COVER



7 GROUND COVER



8 GROUND COVER



9 SHRUB



10 GROUND COVER



11 GROUND COVER



12 SHRUB



13 SHRUB



14 SHRUB



15 GROUND COVER



16 SHRUB / TREE

8.5 Accessways Materiality



Paving

- **Compacted 6mm pea gravel** - utilise gravel as the key natural trail material creating a strong sense of place
- **Sealed pea gravel** - two coat sealed pea gravel carriageway

Walling

- **Hardwood sleepers** - utilise locally sourced hardwood sleepers as a feature entry
- **Tumbled cobble** - define a feature entry pavement with locally sourced stone

Stairs / Ramps

- **Natural boulders** - utilise natural boulders to create authentic walls that are complementary with the shoreline
- **Free form stone** - natural, split surfaced and chipped edges to create a feature entry wall with a rugged, organic and textured feel

Furniture

- **Corten steel elements** - utilise a suite of discreet and simple corten steel elements that complement the natural palette

# 9.0 Public Art

Public Art can add great value to any project and play an important role in high quality placemaking outcomes. Its successful conceptualisation and delivery can contribute to the enhancement and richness of spaces and places by demonstrating and expressing greater layers of story telling, meaning, joy and history as well as offering education and learning . Public Art not only adds to the physical landscape of place but also provides a wide range of positive benefits to the people who view and interact with it. Public Art offerings can be of a range of scales, forms or mediums, each in its own way, or as a collective, helping to define the character of its context. The creation of 'place' can be greatly enhanced through the delivery of well conceived Public Art.

The implementation of Public Art offerings that can be observed and experienced by a wide range of users can aid the overall character and legibility of the Smiths Beach precinct. There is great potential for the use of art works that can draw upon and demonstrate some of the rich, local cultural and historic narrative of this site and the broader region through the work of both local, international, Aboriginal and non-Aboriginal artists and creatives.

A Public Art Strategy will be prepared and implemented as part of this Project.

Precedent images:

- 1. Moma San Francisco, USA
- 2. Seven Peace Keepers Poles, NWS Australia
- 3. Desert X Coachella, USA
- 4. Dragon Mountain Pavillion, China

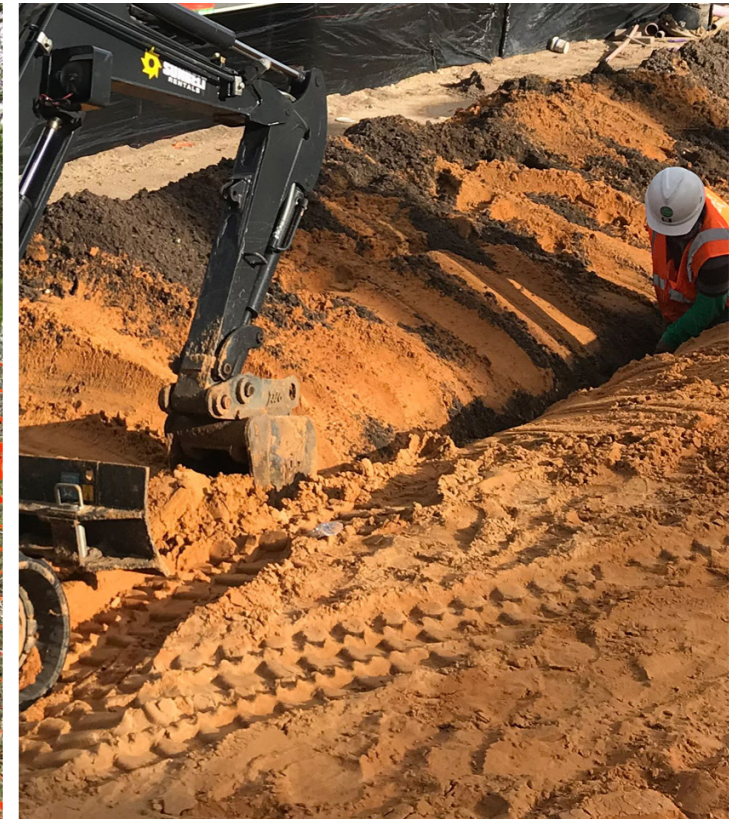


# 10.0 Implementation

It is anticipated that the landscape works will be undertaken in carefully considered stages and progressively rolled out commensurate with the delivery of other key infrastructure elements, particularly accessways, open space and public realm areas and construction works that are required. These works will create the framework for enabling the public realm works to be implemented in an efficient and considered manner.

Priority will be given to establishing the movement network and key open space areas and the primary focus will then be on implementation of the public realm infrastructure associated with the tourist development, community hub and the foreshore.

A Landscape Management Plan will be prepared at an appropriate time for each stage of the infrastructure works. Each Landscape Management Plan will address the detailed landscape design, landscape implementation and ongoing maintenance of all landscape elements within the site, and will reflect the key public realm objectives.



An aerial photograph of a coastal landscape. In the foreground, a sandy beach curves along the shoreline, meeting turquoise water with visible coral reefs. A small cluster of modern houses is situated on the left. A large, densely forested hill dominates the middle ground, extending towards the ocean. The sky is a clear, deep blue. The word "fin." is centered in the image, flanked by two horizontal white lines.

fin.