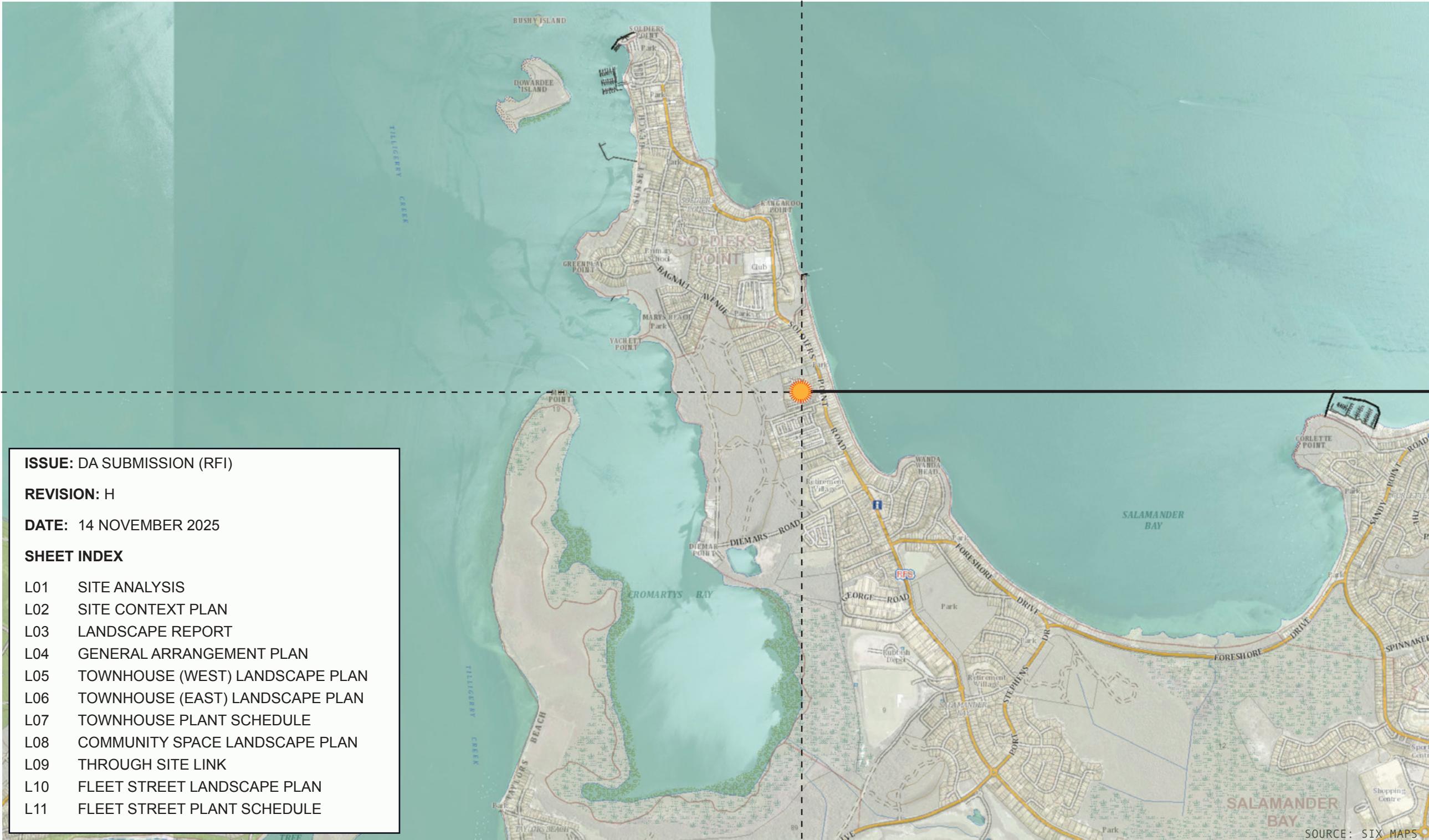


Wanda Beach Estate

Fleet Street, SALAMANDER BAY

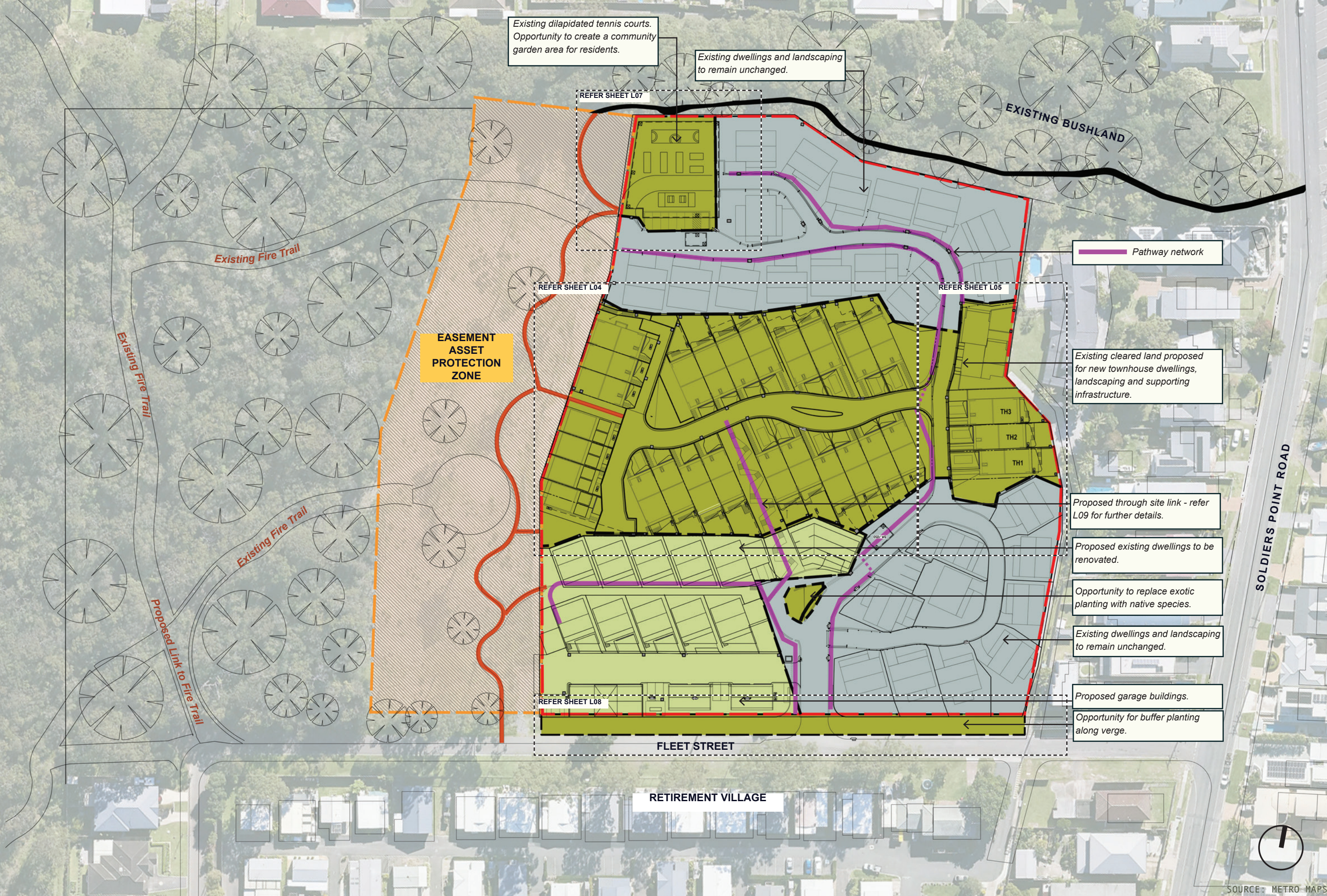
Worimi Country

Landscape Documentation





Project:	WANDA BEACH ESTATE, SALAMANDER BAY	Reference:	GSP220339	Scale:	@ A3	NOT FOR CONSTRUCTION
Drawing:	L01 / SITE ANALYSIS	Revision:	H	Date:	NOVEMBER 2025	GREEN SPACE PLANNING Co.



Project:	WANDA BEACH ESTATE, SALAMANDER BAY	Reference:	GSP220339	Scale:	1:200 @ A3	NOT FOR CONSTRUCTION
Drawing:	L02 / SITE CONTEXT PLAN	Revision:	H	Date:	NOVEMBER 2025	GREEN SPACE PLANNING Co.

FLEET STREET, SALAMANDER BAY

ZONE: R2 Low Density Residential

PROPOSAL:

The proposed Development Application (DA) includes the demolition and construction within a multi-dwelling housing and community title subdivision (including part change of use element). The development site is an existing residential estate known as ‘Wanda Beach Estate’.

Demolition will include 5 existing dwellings, 1 function centre and a communal swimming pool. Construction proposed includes 33 new townhouses (mix of two and three storeys), associated infrastructure, a communal garden space and landscaping. The site has a mixed use for tourist and residential purposes. The landscape documentation attached is in support of the Development Application.

EXISTING SITE:

The proposed development area is within the central portion of the existing residential estate. Surrounding dwellings, including existing landscaping will be retained on the remainder of the larger estate. Fleet Street provides access to the south. Topographically the site slopes from the highest peak mid-way along the western boundary down to the northern, eastern and southern boundaries. The proposed site area has been cleared of all existing vegetation. There are a number of trees within the surroundings of the larger estate, all of which will be retained.

SOIL TYPE: North Arm Cove

Top soil is characterised by a brownish black sandy clay loam, which is moderately to slightly acidic (Matthei, L.E. Soil Landscapes of Newcastle, Department of Land and Water Conservation Sydney, 1995). Amelioration prior to any landscape works would be beneficial with the addition of lime to help balance the pH of the soil. Organic matter incorporation may help to improve structural stability and moisture holding capacity.

ENDEMIC VEGETATION:

Open-forest to tall closed-forest and woodland which has been partially to extensively cleared. The woodland occurs mainly in dry exposed areas and supports species which include Angophora costata (smooth-barked apple), Eucalyptus signata (scribbly gum), Eucalyptus gummifera (red bloodwood), Allocasuarina torulosa (forest oak) and Eucalyptus acmenoides (white mahogany). A dry sclerophyll shrub understorey is often present with Banksia spinulosa var. collina (hill banksia), Lambertia formosa (mountain devil), Banksia oblongifolia and Persoonia levis (broad-leaf geebung).

In sheltered areas a tall open-forest with Eucalyptus maculata (spotted gum), Eucalyptus paniculata (grey ironbark) and the odd Angophora costata (smooth-barked apple), and Eucalyptus microcorys (tallowwood) occur. Various Melaleuca spp. (paperbarks) occur along drainage lines. North of Bundabah the original vegetation has been cleared and replaced with a pine (Pinus radiata) plantation. (Matthei, L.E. Soil Landscapes of Newcastle, Department of Land and Water Conservation Sydney, 1995).

ADDITIONAL DESIGN CONSIDERATIONS:

SERVICES AND EASEMENTS:

There are a number of easements across the site. These easements, in addition to existing and proposed underground services will need to be considered for proposed planting.

BUSHFIRE REQUIREMENTS:

A Bush Fire Assessment undertaken for the site includes the following recommendations regarding landscape:

- Compliance with the NSW RFS ‘Asset Protection Zine Standards’ (Appendix 4);
- A clear area of low-cut lawn or pavement is maintained adjacent to the dwellings;
- Fencing details in accordance with PBP (7.6 – Fences and gates). Where the fences within 6m of a building they should be made of non-combustible material only.
- Trees and shrubs are located so that: the branches will not overhang the roof; the tree canopy is not continuous; and any windbreak is located on the elevation from which fires are likely to approach.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):

Design considerations should include:

- Ensure landscaping reduces opportunities for concealment and sightlines are provided to and from the development.
- Avoid vegetation which conceals the entrances to the buildings from the street.

CONNECTION TO COUNTRY:

In light of the fact the existing landscape has substantially changed from the pre-contact landscape, there is an opportunity to reawaken the memory of place and Connect with Country through the proposed design approach. This includes incorporating local endemic plant species and supporting biodiversity by attracting pollinators and providing habitat for local fauna and fauna.

PORT STEPHENS COUNCIL DEVELOPMENT CONTROL PLAN:

Relevant sections of the DCP considered:

CHAPTER C5 - MULTI DWELLING HOUSING

C5.A - LANDSCAPING

Objectives

- To enhance the appearance and amenity of developments through the retention and/or planting of large and medium sized trees
- To encourage landscaping between buildings for screening
- To ensure landscaped areas are consolidated and maintainable spaces that contribute to the open space structure of the area
- To add value and quality of life for residents and occupants within a development in terms of privacy, outlook, views and recreational opportunities
- To reduce energy consumption through microclimate regulation
- To reduce air borne pollution by reducing the heat island effect
- To intercept stormwater to reduce stormwater runoff

PROPOSED LANDSCAPE APPROACH

Proposed landscaping to the site aims to visually soften the bulk and scale of the development for external receivers and enhance the amenity internally for residents and visitors. Where existing landscaping will be retained and protected to the surrounds of dwellings which are not subject to work or subject to minor modification.

The following general principles include:

- Addresses the relevant controls and objectives of the DCP for landscape (as above);
- Deep soil planting across the site exceeds the minimum 20% DCP requirement (refer below calculations);
- 50% of the landscaped area is located behind the building line to the primary road;
- Landscaping has been incorporated where ever possible to provide screening from the street and adjacent neighbours. Tall screen hedging with a canopy tree (where space permits) to each rear garden to promote privacy between adjoining properties. A suitable street tree is proposed to the frontage of townhouses to enhance the internal streetscape, reduce heat island effect whilst maintaining sight lines for pedestrians and motorists;
- Additional native flowering street trees and buffer planting is proposed along the Fleet Street boundary to enhance the streetscape amenity.
- Street trees are to be within the verge and be consistent with the *Port Stephens Council biodiversity technical specification*.
- The site has a number of pocket community spaces, which offer seating and areas for passive recreation. A larger community garden and gathering space is proposed in place of disused tennis courts (in the north-western corner of the site). This space proposes raised beds for growing produce plants and a number of seating opportunities, including a shelter with picnic tables and bbq facilities for all-weather use.
- Use of local endemic plant species (in accordance with DCP list) to reinforce commitment and respect to Country.
- Removal of exotic palms and replacement with native palms.
- Utilise a planting palette of proven performing plants; chosen for being suited to the local climatic conditions. The proposed species are hardy, whilst also easily managed and maintained.
- Incorporate a diverse planting palette that utilises several species for each application, to allow for a consistent level of amenity in the instance one species under-performs.
- Species selection has also considered plants which have low flammability characteristics, given the site’s bushfire requirements
- The combination of species have been chosen for their bold and interesting texture, form and colour; which provide a high quality amenity for residents and visitors alike. A range of tree species, with differing forms and heights, have been chosen to create visual diversity and year round interest.

LANDSCAPE CALCULATIONS

- Proposed Townhouse / Cabin Private Landscape: 2,275m2
- Existing Residence Private Landscape: 2,656m2
- Total Private Landscape: 4,931m2
- Communal / Public Landscaping: 3,194m2
- Total Site Landscape: 8,125m2
- Total Site Area of 23,729m2
- Landscape = 34% of Site

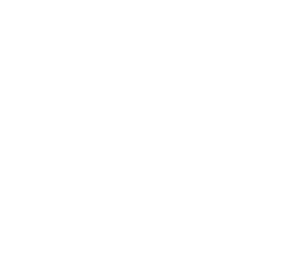
Project:	WANDA BEACH ESTATE, SALAMANDER BAY	Reference:	GSP220339	Scale:	@ A3	NOT FOR CONSTRUCTION
Drawing:	L03 / LANDSCAPE REPORT	Revision:	H	Date:	NOVEMBER 2025	GREEN SPACE PLANNING Co.



Project:	WANDA BEACH ESTATE, SALAMANDER BAY	Reference:	GSP220339	Scale:	1:500 @ A3	NOT FOR CONSTRUCTION
Drawing:	L06 / TOWNHOUSE (EAST) LANDSCAPE PLAN	Revision:	H	Date:	NOVEMBER 2025	GREEN SPACE PLANNING Co.

SUGGESTED PLANT SCHEDULE

Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width	Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width
Street Trees						Type F - Low Plants					
B	Banksia integrifolia	Coastal Banksia	45L	7m	4m	Bb	Banksia spinulosa 'Birthday Candles'	Birthday Candles	140mm		
H	Hakea laurina	Pincushion Hakea	45L	6m	4m	Dc	Dianella caerulea 'Little Jess'	Blue Flax Lily	140mm	0.5m	0.5m
R	Hibiscus tiliaceus rubra	Cottonwood	45L	6m	4m	Le	Leptospermum 'Foreshore'	Tea Tree	140mm	0.5m	1m
Amenity Trees						LI	Lomandra longifolia 'Tanika'	Mat Rush	140mm	0.7m	0.7m
S	Acmena smithii	Lilly Pilly	45L	10m	4m	Pa	Pennisetum alopecuroides Nafray	Fountain Grass	140mm	0.6m	0.6m
M	Backhousia citriodora	Lemon Myrtle	45L	6m	4m	Ri	Rhaphiolepis 'Apple Blossom'	Indian Hawthorn	140mm	1m	0.5m
D	Corymbia citriodora 'Scentuous'	Dwarf Lemon-scented Gum	45L	7m	4m	Wf	Westringia fruticosa 'Mundi'	Coastal Rosemary	200mm	0.6m	1m
C	Cupaniopsis anacardiodes	Tuckeroo	45L	6m	4m	Type G - Ground Covers					
E	Elaeocarpus reticulatus	Blueberry Ash	45L	7m	4m	Br	Brachyscome multifida 'Break of Day'	Cut Leaf Daisy	140mm	0.3m	2m
T	Tristaniopsis laurina 'Luscious'	Water Gum	45L	7m	4m	Cg	Carpobrotus glaucescens	Pigface	140mm	0.2m	1m
Type C - Feature Trees						Cc	Conostylis candicans	Grey cottonheads	140mm	0.2m	1.5m
F	Hymenosporum flavum	Native Frangipani	45L	8m	5m	Eg	Eremophila glabra	Common Emu Bush	140mm	0.3m	1m
Type D - Palms						Gr	Grevillea juniperina Prostrata Red	Prostrate Juniper Leaf Grevillea	140mm	0.3m	1m
A	Archontophoenix cunninghamiana	Bangalow Palm	100L	20	4	M	Myoporum parvifolium	Creeping Boobialla	140mm	0.3m	2m
L	Livistona australis	Cabbage Tree Palm	100L	30m	5m (Crown)	Type H - Stepping Paver Ground Covers					
Type E - Tall Screening Shrubs						D	Dichondra repens	Kidney Weed	140mm	0.1m	1m
Ac	Acacia cognata 'Lime Magik'	Acacia	200mm	5m	2m	V	Viola hederacea	Native Violet	140mm	0.2m	1m
Bm	Banksia marginata	Silver Banksia	200mm	4m	2m	First Floor Plants					
Ca	Callistemon citrinus Red Rocket	Red Rocket	200mm	1.5m	1.5m	Hi	Helichrysum italicum	Curry Plant	140mm	0.1m	1m
Co	Correa alba	White Correa	200mm	1.5m	1.5m	P	Pandorea pandorana	Pandorea	150mm	Climber	
Sr	Syzygium australe 'Resilience'	Lilly Pilly	200mm	2.5m	1.5m	Kb	Kalanchoe bracteata	Silver Spoons	140mm	0.6m	0.6m
Ww	Westringia Wynyabbie Gem	Coastal Rosemary	200mm	2m	2m	R	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	140mm	0.6m	0.9m



Project:	WANDA BEACH ESTATE, SALAMANDER BAY	Reference:	GSP220339	Scale:	1:200 @ A3	NOT FOR CONSTRUCTION
Drawing:	L07 / LOT B GROUND FLOOR LANDSCAPE PLAN	Revision:	H	Date:	NOVEMBER 2025	GREEN SPACE PLANNING Co.

It is proposed to re-imagine the existing dilapidated tennis courts and create a useable space for the all ages of the community by creating raised vegetable gardens and multiple seating spaces for socialising. Planting within the plots will help attract pollinators and improve the greening outcome for the site.

Raised garden plot incorporating yarning circle seating to encourage community gatherings, shaded by the adjoining bushland to the north.

Extent of detention basin - refer Engineering Plans for details. Surface details to be confirmed at CC stage.

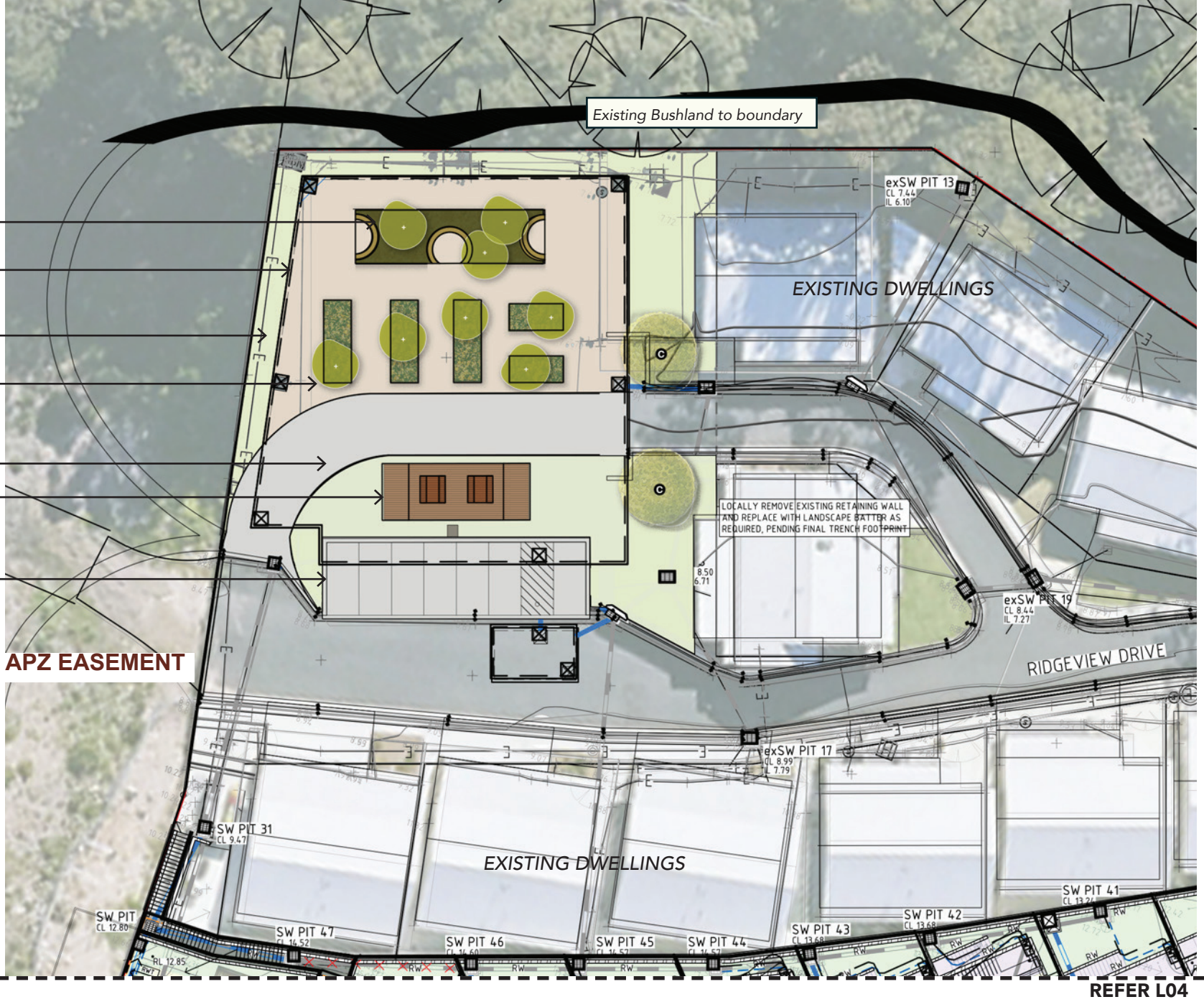
Area surrounding community garden (extent of detention basin) to be maintained as lawn.

Raised garden bed plots to enable planting of edible herbs, fruits, vegetables and produce trees.

Firetruck access to existing road to maintained through space.

Shelter with picnic tables and BBQ facilities for all-weather community use.

Additional visitor car parking



LEGEND

- Proposed On-Site Detention Tank Area (DG Surface TBC - Refer Engineering for details)
- Lawn
- Proposed Entry Tree Planting
- Proposed Raised Garden Bed
- Proposed Raised Wild Flower Bed
- Proposed Fruit Trees
- Proposed Shelter
- Proposed Picnic Table
- Proposed Seating

- SITE BOUNDARY LINE
- EXISTING BOUNDARY LINE
- PROPOSED LOT BOUNDARY LINE
- PROPOSED STORMWATER PIPE
- EXISTING STORMWATER PIPE
- EXTENT OF ITEMS TO BE DEMOLISHED
- RAINWATER TANK DISCHARGE PIPE
- PROPOSED STORMWATER PIT AND TAG COVER LEVEL / INVERT LEVEL
- PROPOSED JUNCTION PIT. DETAILS TO BE PROVIDED AT CC STAGE
- EXISTING STORMWATER PIT
- EXISTING STORMWATER INFRASTRUCTURE TO BE DEMOLISHED
- ON-SITE DETENTION TANK
- RAINWATER TANK. DETAILS TO BE PROVIDED AT CC STAGE
- RAINWATER/OSD TANK. DETAILS TO BE PROVIDED AT CC STAGE
- GRATED TRENCH DRAIN. DETAILS TO BE PROVIDED AT CC STAGE
- DRAINAGE SWALE. DETAILS TO BE PROVIDED AT CC STAGE
- DESIGN CONTOURS
- EXISTING CONTOURS
- ROLL KERB AND GUTTER. DETAILS TO BE PROVIDED AT CC STAGE
- FLUSH KERB. DETAILS TO BE PROVIDED AT CC STAGE
- KERB ONLY. DETAILS TO BE PROVIDED AT CC STAGE
- PROPOSED SPOT HEIGHT
- EXISTING SPOT HEIGHT
- PROPOSED FINISHED FLOOR LEVEL
- RETAINING WALL, LARGER THAN 1m
- RETAINING WALL, LESS THAN 1m
- CRASH BARRIER. DETAILS TO BE PROVIDED AT CC STAGE

CHARACTER IMAGES



SOURCE: Magneten Sensory Garden/ MASU Planning



SOURCE: James Street Reserve Community Garden / CoS



SOURCE: James Street Reserve Community Garden / CoS

Project:	WANDA BEACH ESTATE, SALAMANDER BAY	Reference:	GSP220339	Scale:	1:400 @ A3	NOT FOR CONSTRUCTION
Drawing:	L08/ COMMUNITY SPACE LANDSCAPE PLAN	Revision:	H	Date:	NOVEMBER 2025	GREEN SPACE PLANNING Co.

KEY PLAN



SUGGESTED PLANT SCHEDULE

Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width
Palm Trees					
A	Archontophoenix cunninghamiana	Bangalow Palm	100L	20m	4m (Crown)
L	Livistona australis	Cabbage Tree Palm	100L	30m	5m (Crown)
Understorey Planting					
Aa	Asplenium australasicum	Bird's Nest Fern	Tube	1.5m	1.5m
Ca	Cissus antarctica	Kangaroo Vine	Tube	0.2m	2m
Cs	Cordyline stricta	Palm Lily	Tube	4m	1m
Da	Doodia aspera	Prickly Rasp Fern	Tube	0.5m	0.5m

CHARACTER IMAGES



Project:	WANDA BEACH ESTATE, SALAMANDER BAY	Reference:	GSP220339	Scale:	1:200 @ A3	NOT FOR CONSTRUCTION
Drawing:	L09 / THROUGH SITE LINK	Revision:	H	Date:	NOVEMBER 2025	GREEN SPACE PLANNING Co.



LEGEND

- Existing Street Trees (to be retained)
- Proposed Street Trees (refer L09)
- Proposed Cabbage Tree Palms
- Proposed *Doryanthes Excelsa*
- Proposed Native Grasses
- Proposed Groundcovers
- Lawn
- Existing Entry Feature Wall
- Existing Fence
- Proposed Palisade Fence

- Existing street trees to be retained and protected during works.
- Palisade fencing to boundary, where required to gaps between garage buildings.
- Proposed planting along boundary to consist of native trees and striking *Doryanthes*, with lower mass planted grasses to the entrance to enhance the street scape and visually soften the proposed building to the frontage.
- Feature signage wall to entry. With low mass planted grasses beneath. Proposed planting behind wall of Cabbage Tree Palms defining entrance.
- Staggered planting of palms to the rear of the garage buildings to further mitigate any potential visual impact and create diversity in the planting for year round interest and screening.
- Remove exotic palm trees and replace with native Cabbage Tree Palms with mass planted ground covers beneath.
- Existing fencing to boundary to be retained.
- Proposed native street trees to enhance the street scape and visually soften the proposed new dwellings. Species selection to be considerate of overhead wires. Ensure underground services are located prior to planting in final location.



Project:	WANDA BEACH ESTATE, SALAMANDER BAY	Reference:	GSP220339	Scale:	1:400 @ A3	NOT FOR CONSTRUCTION
Drawing:	L10 /FLEET STREET LANDSCAPE PLAN	Revision:	H	Date:	NOVEMBER 2025	GREEN SPACE PLANNING Co.

SUGGESTED PLANT SCHEDULE

Key	Botanical Name	Common Name	Pot Size	Mature Height	Mature Width
Fleet Street Trees					
Eu	Eucalyptus leucoxylon 'Rosea'	Red-flowering Yellow Gum	75L	10m	7m
Palm Trees					
L	Livistona australis	Cabbage Tree Palm	100L	30m	5m (Crown)
Boundary Planting					
De	Doryanthes Excelsa	Gymea Lily	200mm	2m	2m
LI	Lomandra longifolia 'Tanika'	Mat Rush	140mm	0.7m	0.7m
Gr	Grevillea juniperina Prostrata Red	Prostrate Juniper Leaf Grevillea	140mm	0.3m	1m



Project:	WANDA BEACH ESTATE, SALAMANDER BAY	Reference:	GSP220339		NOT FOR CONSTRUCTION
Drawing:	L11 / FLEET STREET PLANT SCHEDULE	Revision:	H	Date:	NOVEMBER 2025
					GREEN SPACE PLANNING Co.