

In sensitive areas buffers to Skinners creek are increased from the minimum 50 metres

Recreation Node 1

20 metre highway buffer revegetated as thickly as APZ and service constraints will allow

Modification of existing vegetation will occur within highway buffer zone. New roadside planting will accompany the construction of the entry road

Thinning of trees and understorey to reduce fire hazard

Landscape Features

Open space comprises over 40% of the total development parcel. The natural landscape and its enhancement will play a key role in defining the overall natural coastal character of this subdivision.

Built areas are logically placed to cause minimal disturbance to vegetation and be well away from sensitive low lying areas.









Native species are to be used in all areas to be maintained for natural vegetation. Biodiversity of the site should increase as remnant vegetation is strengthened.

All green open space areas are multi purpose; filtering stormwater, recreation, visual amenity and sustaining the environmental integrity of the site

All work outlined on this plan will commence following consent of the plan. The strengthening of vegetation within buffer zones will be a priority so that plants are established prior to occupancy



Legend

-  Existing forest, swamp and mangrove communities protected and enhanced. Grazing removed and recreation contained to structured path ways. These areas will be fenced to allow rehabilitation to occur
 -  Rehabilitation of indigenous forest communities. Natural buffer enhanced. Revegetation utilises existing seed source and fencing to aid re-establishment
 -  Rehabilitation of existing wetland, sedgeland, swamp sclerophyll and heath communities. Revegetation utilises existing seed source and fencing to aid re-establishment
 -  Revegetation of indigenous heath community. Slashing is to cease to allow natural recovery of plant species. The majority of this area will also be fenced to aid re-establishment
 -  Intensive landscape management within this zone. Recreation facilities are contained within areas of grassed open space with feature planting and interconnected via pathways. Area will be regularly mown and monitored to ensure quality of all landscape and recreation features
 -  Proposed grouped indigenous tree planting (no understorey)
 -  Connecting laneway or median strip, will be intensively managed and contain pathway, trees and grass
 -  * Any area shown white internal to the site will be mown and operate with dual primary purposes of storm water filtration and secondly as open space suitable for a variety of recreation uses
- Asset Protection Zone (APZ)**
 This zone has been identified for bushfire protection and complies with requirements recommended by the NSW Rural Fire Service. This zone also acts as an effective buffer between urban dwellings and natural vegetation. The APZ is part of the open space network and is characterised or may contain:
- recreation nodes
 - perimeter roads
 - block setbacks
 - walking / cycle tracks
 - playground / picnic facilities
 - trees with no understorey
 - will be slashed or mown regularly
 - will operate as storm water filtering areas

updated plan
Issued Jan 2018

Source: Anne Harrison Landscape Architect Plan 4 - Vegetation Management