

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

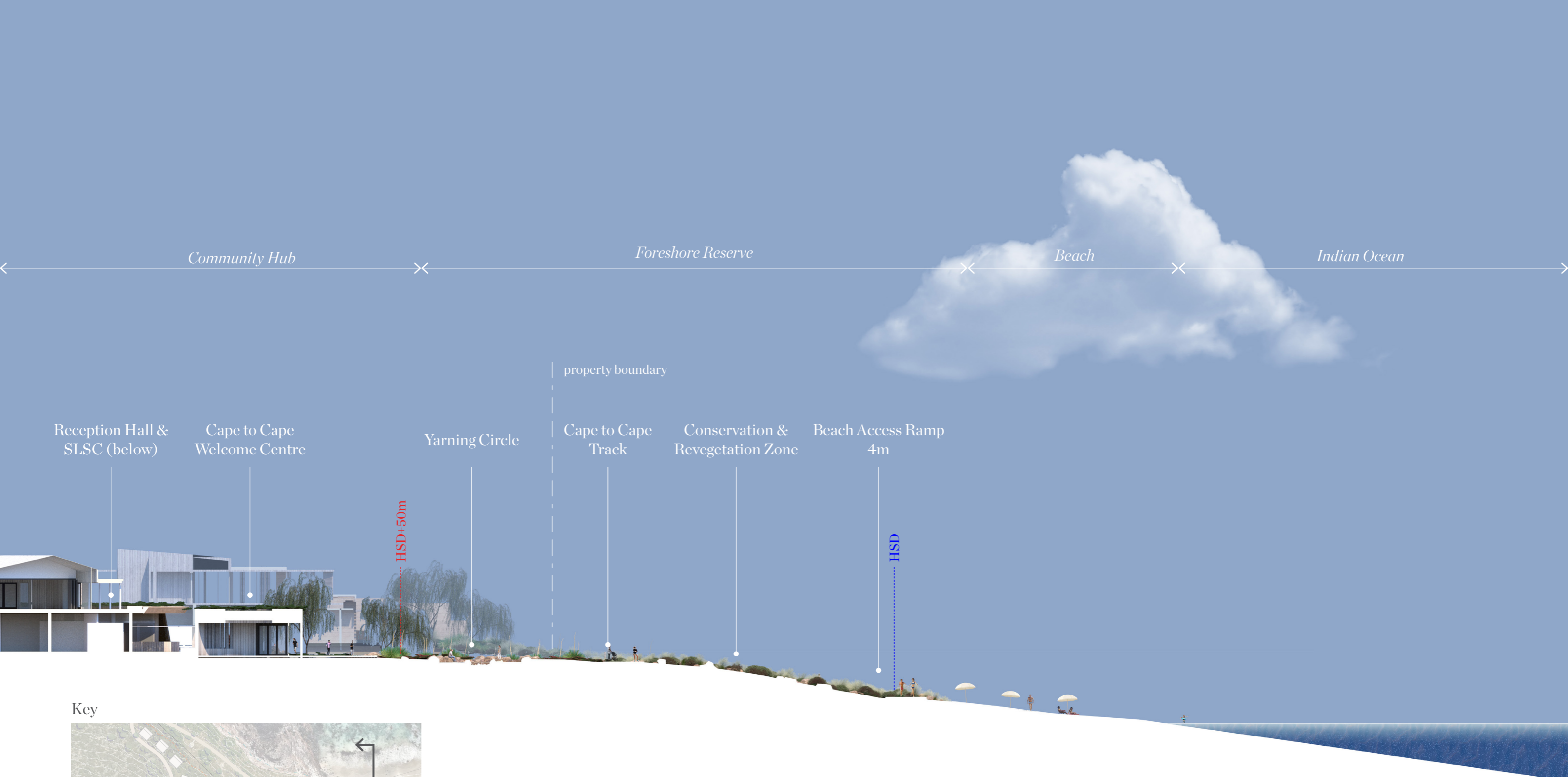




Community Hub

Tourist Development

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



Community Hub

Foreshore Reserve

Beach

Indian Ocean

Reception Hall & SLSC (below)

Cape to Cape Welcome Centre

Yarning Circle

Cape to Cape Track

Conservation & Revegetation Zone

Beach Access Ramp 4m

HSD +50m

HSD

Key



0 20m

scale 1:600 @ A3

4.3 Community Hub Plant Selection

Table 4: Community Hub Plant Species and Density Schedule

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

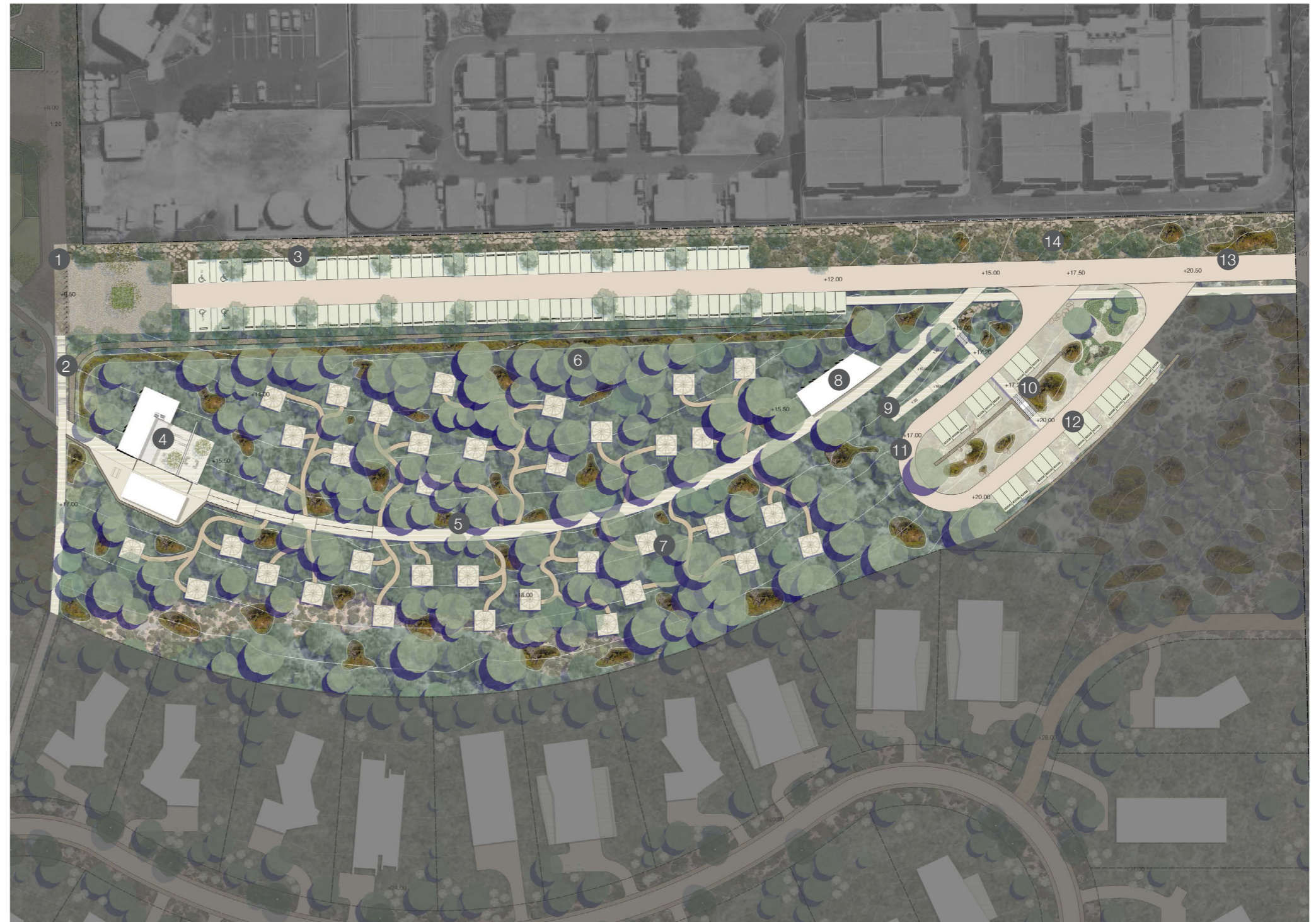
5.2 Campground Landscape Plan

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)

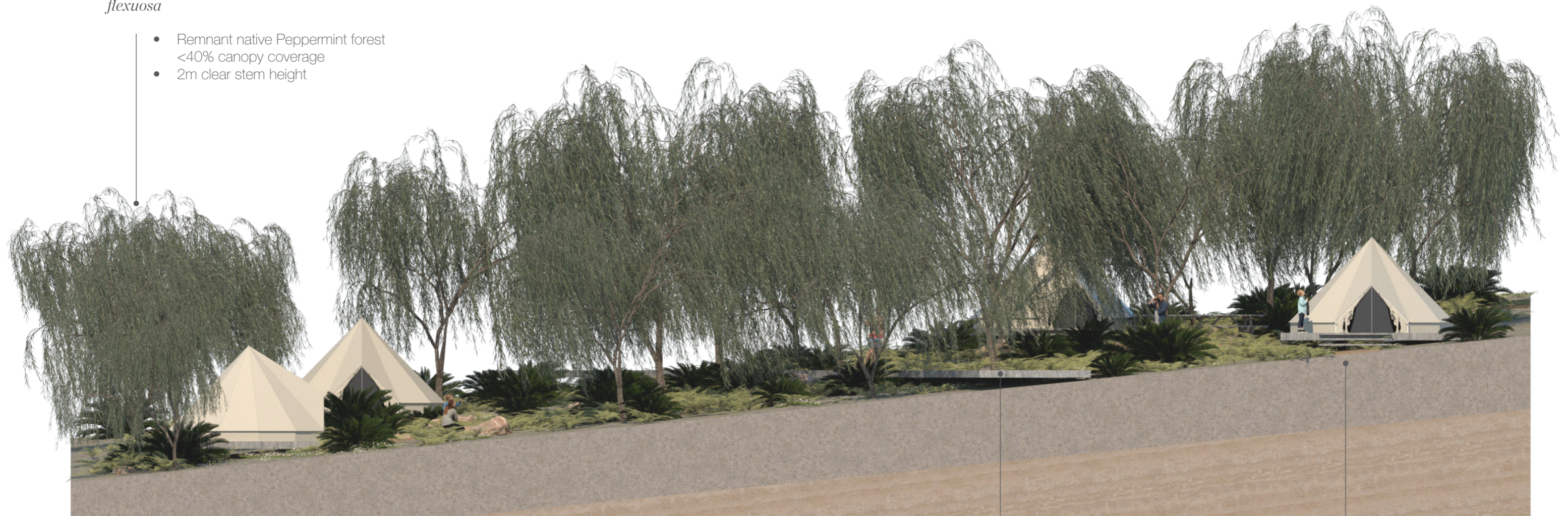




View west through campground

Agonis flexuosa

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

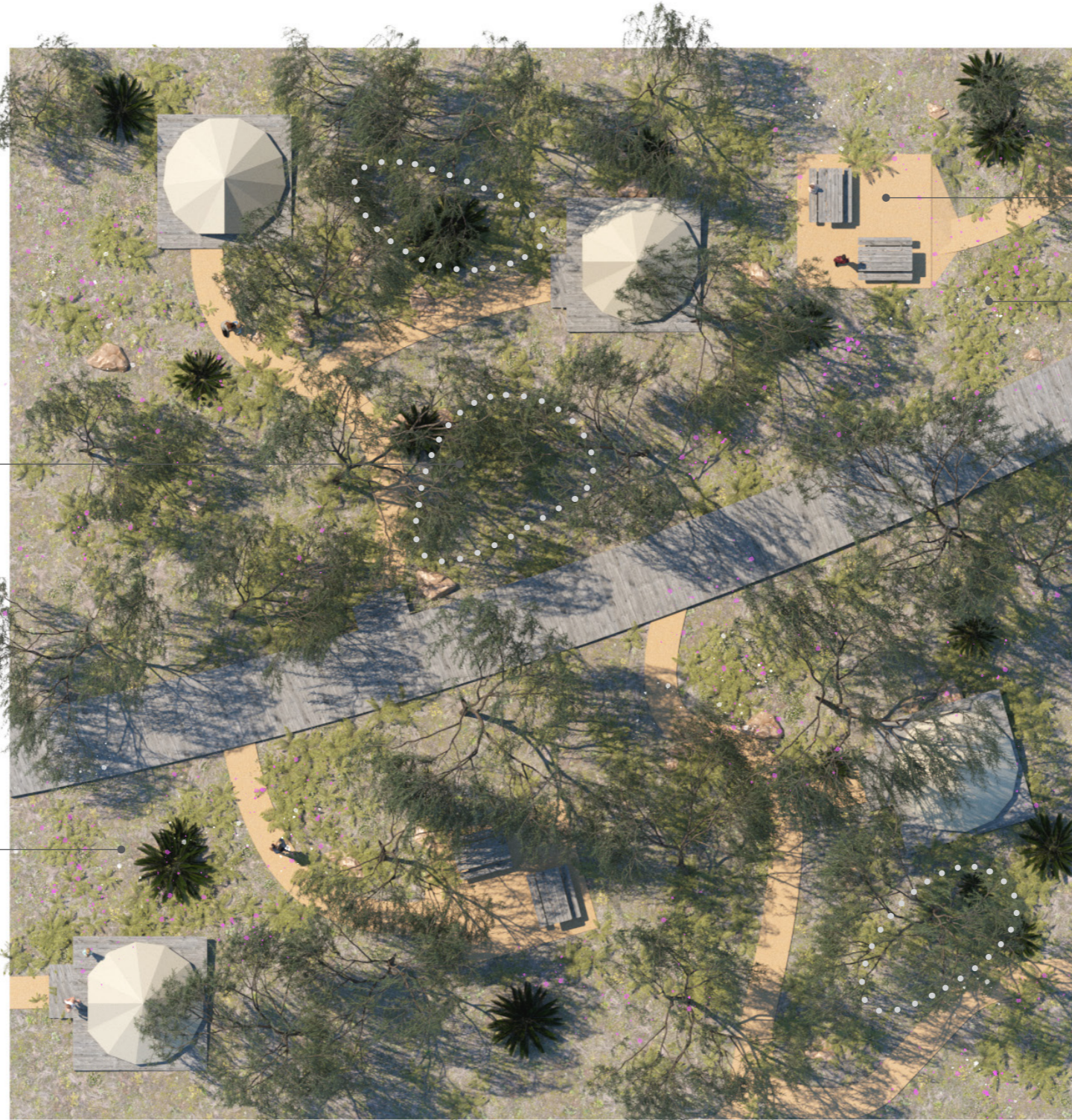


Boardwalk Spine

- 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 <30m² 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	<i>Agonis flexuosa</i> - Sweet Peppermint	5m-10m	200-400L	3-8m centres
2	<i>Allocasuarina humilis</i> - Dwarf Sheoak	1m-3m	150mm	3-8m centres
	<i>Austrostipa mollis</i> - Soft Spear Grass	1.0m	tube	5-7 per m2
	<i>Bromus hordeaceus</i> - Soft Brome	0.5-1.0m	tube	5-7 per m2
3	<i>Caesia micrantha</i> - Pale Grass Lily	0.5-1.0m	tube	5-7 per m2
4	<i>Chorizema diversifolium</i> - Climbing Flame Pea	Climber	tube	3-5 per m2
	<i>Clematis linearifolia</i> - Slender Clemetis	Climber	tube	3-5 per m2
	<i>Corymbia calophylla</i> - Marri	5m-40m	200-400L	3-8m centres
5	<i>Dichondra repens</i> - Kidney Weed	Creeper	tube	5-7 per m2
6	<i>Hardendergia comptoniana</i> - Native Wisteria	Climber	tube	3-5 per m2
7	<i>Hibbertia amplexicaulis</i> - Guinea Flower	Climber	tube	3-5 per m2
	<i>Hibbertia cuneiformis</i> - Guinea Flower	Climber	tube	3-5 per m2
	<i>Hibbertia hypericoides</i> - Guinea Flower	Climber	tube	3-5 per m2
8	<i>Levenhookia stipitata</i> - Esperance Flower	100mm	tube	5-7 per m2
9	<i>Macrozamia riedlei</i> - Zamia Palm	0.5-3m	200mm	1-3 per m2
	<i>Microlaena stipoides</i> - Weeping Grass	500mm	tube	5-7 per m2
	<i>Phyllanthus calycinus</i> - False Boronia	1.0m	tube	1-3 per m2
10	<i>Pimelea ferruginea</i> - Pink Rice Flower	0.5-1.5m	tube	5-7 per m2
11	<i>Pteridium esculentum</i> - Cockayne Bracken	0.5-1.5m	tube	1-3 per m2
12	<i>Rhodoglossum baccata</i> - Berry Saltbush	0.5-1.5m	tube	1-3 per m2
	<i>Rhodanthe citrina</i> - Rhodanthe citrina 'Daisy'	250mm	tube	5-7 per m2
13	<i>Scaevola calliptera</i> - Scaevola calliptera	Creeper	tube	3-5 per m2
	<i>Stylidium adnatum</i> - Common Trigger Plant	300mm	tube	5-7 per m2
	<i>Stylidium brunonianum</i> - Pink Trigger Plant	0.4-0.8m	tube	5-7 per m2
	<i>Trachymene pilosa</i> - Native Parsnip	0.5m	tube	5-7 per m2
14	<i>Wahlenbergia</i> sp. - Common Bluebell	0.5m	tube	5-7 per m2
15	<i>Xanthorrhoea preissii</i> - 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



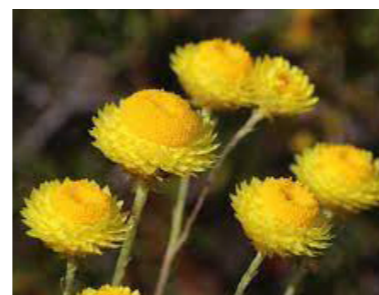
10 GROUND COVER



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

- | | |
|---|--|
| <ol style="list-style-type: none"> 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 | <ul style="list-style-type: none">  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 Western Holiday Homes Commitment Plan

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.

Legend

- | | |
|---|---|
| 1. ATU - flat bed leach drain - refer eng. report | ----- Holiday Home Lot Boundary |
| 2. Natural rock features to be retained and enhanced with planting/lighting | ----- Building APZ -Refer Bushfire Management Plan for APZ requirements |
| 3. Turf courtyard | Gravel Mulch |
| 4. High moisture content planting | High Moisture Content Vegetation |
| 5. Covered carport | Groundcovers <300mm |
| 6. Property boundary totem | Groundcovers <500mm |
| 7. Feature native entry planting | Stone Retaining Wall |
| 8. Feature crossover | Feature Crossing |
| 9. Rock-lined Infiltration swale | Pea Gravel Sealed Road |
| 10. Shared loop 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	<i>Agonis flexuosa</i> - Sweet Peppermint	5m-10m	200-400L	3-8m centres
	<i>Allocasuarina humilis</i> - Dwarf Sheoak	1m-3m	150mm	3-8m centres
2	<i>Austrostipa mollis</i> - Soft Spear Grass	1.0m	tube	5-7 per m2
	<i>Acacia saligna</i> - Orange Wattle	1.5-5m	150mm	1-3 per m2
	<i>Banksia attenuata</i> - Candlestick Banksia	1m-3m	150mm	1-3 per m2
	<i>Bromus hordeaceus</i> - Soft Brome	0.5-1m	tube	5-7 per m2
	<i>Caesia micrantha</i> - Pale Grass Lily	0.5-1.0m	tube	5-7 per m2
3	<i>Chorizema diversifolium</i> - Climbing Flame Pea	Climber	tube	3-5 per m2
4	<i>Clematis linearifolia</i> - Slender Clematis	Climber	tube	3-5 per m2
	<i>Corymbia calophylla</i> - Marri	5m-40m	200-400L	3-8m centres
	<i>Darwinia citriodora</i> - Lemon Scented Darwinia	0.5-1.5m	tube	1-3 per m2
5	<i>Dichondra repens</i> - Kidney Weed	Creeper	tube	5-7 per m2
	<i>Diplolaena dampieri</i> - Southern Diplolaena	0.5m-2m	tube	1-3 per m2
	<i>Guichenotia ledifolia</i> - Guichenotia ledifolia	0.5-1.5m	tube	1-3 per m2
6	<i>Hakea oleifolia</i> - Dungeon	2m-10m	200-400L	3-8m centres
	<i>Hardendergia comptoniana</i> - Native Wisteria	Climber	tube	3-5 per m2
7	<i>Hibbertia amplexicaulis</i> - Guinea Flower	Climber	tube	3-5 per m2
	<i>Hibbertia cuneiformis</i> - Guinea Flower	Climber	tube	3-5 per m2
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9	<i>Macrozamia riedlei</i> - Zamia Palm	0.5-3m	200mm	1-3 per m2
	<i>Microlaena stipoides</i> - Weeping Grass	500mm	tube	5-7 per m2
	<i>Phyllanthus calycinus</i> - False Boronia	1.0m	tube	1-3 per m2
10	<i>Pimelea ferruginea</i> - Pink Rice Flower	0.5-1.5m	tube	1-3 per m2
11	<i>Pteridium esculentum</i> - Cockayne Bracken	0.5-1.5m	tube	1-3 per m2
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	<i>Rhodanthe citrina</i> - Rhodanthe citrina 'Daisy'	250mm	tube	5-7 per m2
	<i>Scaevola calliptera</i> - Scaevola calliptera	Creeper	tube	3-5 per m2
13	<i>Spyridium globulosum</i> - Basket Bush	1m-5m	tube	1-3 per m2
	<i>Stylidium adnatum</i> - Common Trigger Plant	300mm	tube	5-7 per m2
	<i>Stylidium brunonianum</i> - Pink Trigger Plant	0.75m	tube	5-7 per m2
14	<i>Thomasia triphylla</i> - Coastal Thomasia	0.80m	tube	1-3 per m2
	<i>Trachymene pilosa</i> - Native Parsnip	0.5m	tube	5-7 per m2
	<i>Wahlenbergia</i> sp. - Common Bluebell	0.5m	tube	5-7 per m2
15	<i>Xanthorrhoea preissii</i> - 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



14 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 flavescens - 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
5	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
6	Carpobrotus virescens - Pigface	Creepers	tube	3-5 per m2
7	Chamaescilla corymbosa - Blue Skuill	250mm	tube	5-7 per m2
8	Comesperma confertum - Comesperma	1m	tube	5-7 per m2
9	Corymbia calophylla - Marri	5m-40m	200-400L	3-8m centres
	Darwinia citriodora - Lemon Scented Darwinia	0.5-1.5m	tube	1-3 per m2
10	Desmocladius flexuosus - Desmocladius Sedge	0.5-1.5m	tube	5-7 per m2
11	Dichondra repens - Kidney Weed	Creepers	tube	5-7 per m2
	Dichopogon preissii - Chololate Lily	0.5-0.8m	tube	5-7 per m2
12	Diplolaena dampieri - Southern Diplolaena	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
13	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
14	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



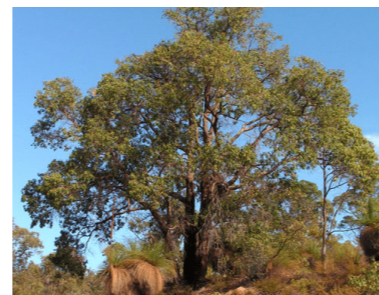
6 GROUND COVER



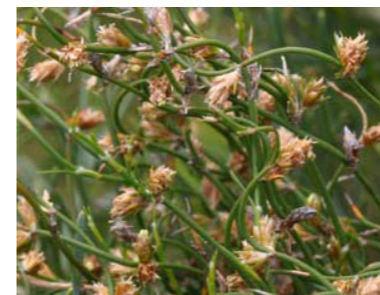
7 GROUND COVER



8 SHRUB



9 TREE



10 SHRUB



11 GROUND COVER



12 SHRUB



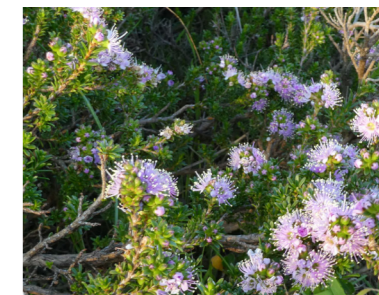
13 SHRUB



14 GROUND COVER



15 TREE



16 SHRUB



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



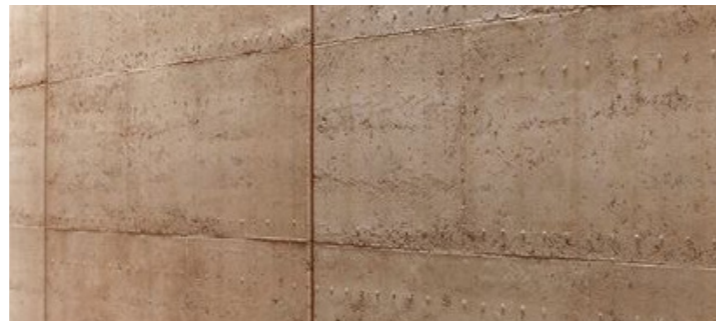
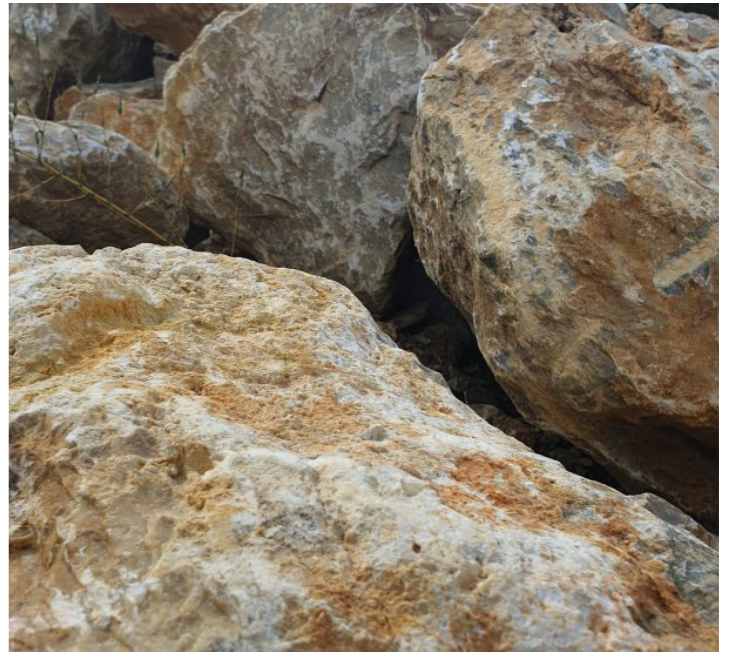
31 SHRUB / TREE



32 SHRUB

Image	Species	Height	Pot Size	Density
17	Lepidosperma gladiatum - Lepidosperma	0.5-1m	tube	5-7 per m2
	Lepidosperma squamatum - Coastal Sedge	0.5-1m	tube	5-7 per m2
18	Leucopogon propinquus - Beard Heath	0.5-2m	tube	1-3 per m2
19	Levenhookia stipitata - Esperance Flower	100mm	tube	5-7 per m2
20	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 alopecuroidea - 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

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/rendered 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

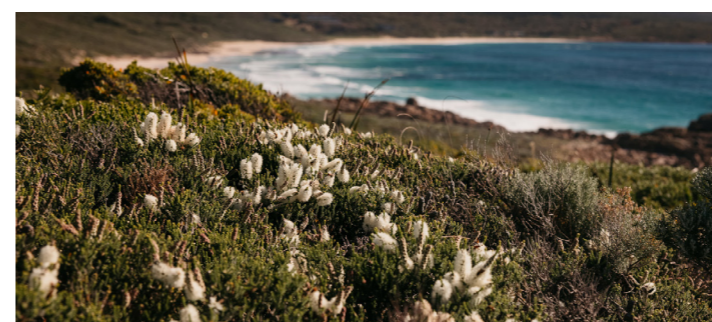
The landscape led design preserves the National Park and Smiths Beach foreshore as the heroes of the site by connecting the two landscapes with a legible vegetated corridor through the heart of the development. This 'park spine' remains a public offering connecting not only the landscape but local community 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

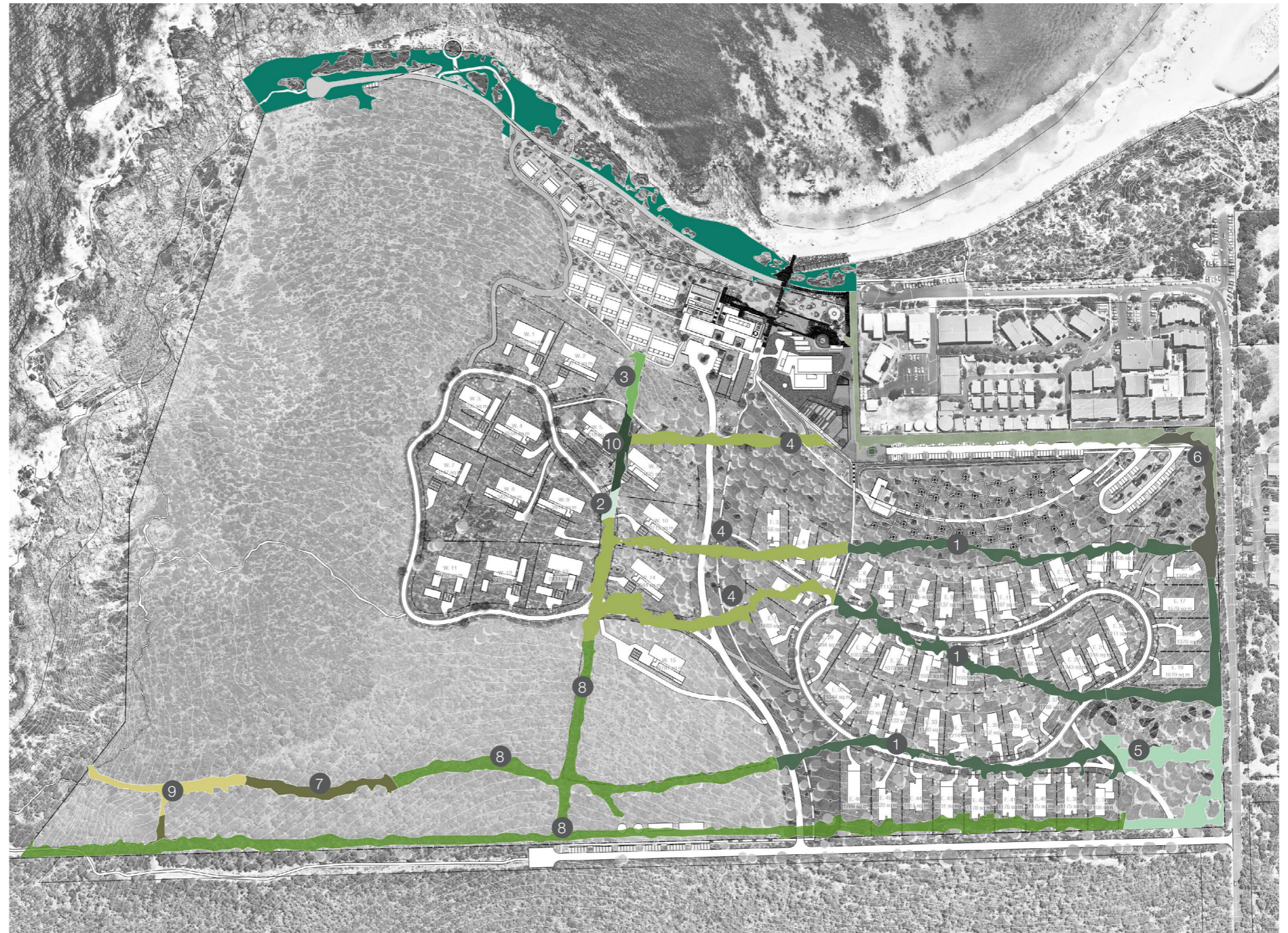


7.3 Open Space Revegetation Plan

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 <30m² 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

← Eastern Holiday Homes Park Spine Hotel Entry Road Western Holiday Homes →



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

-  Public Street
-  Emergency Vehicle Access Only
-  Campground Access
-  Shared Access (Pedestrian & Vehicle)
-  Service Vehicle Access



Key



0 200m

scale 1:1500 @ A3



Southern Access Road

Street Trees

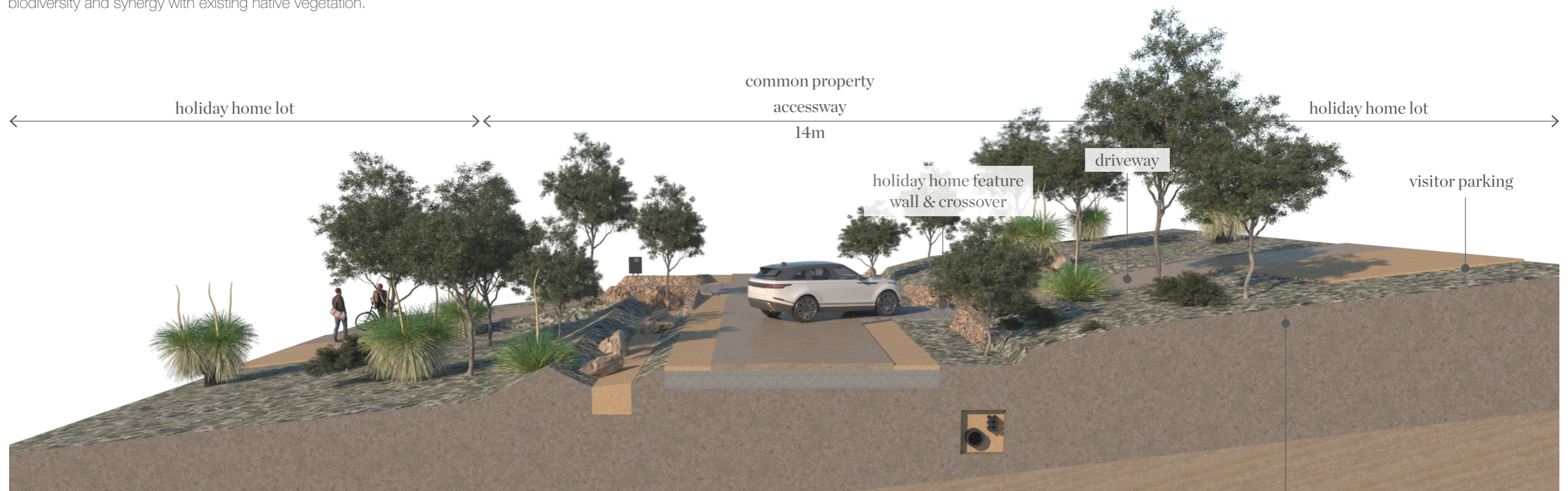
Careful consideration is to be given to each proposed accessway tree planting species selection, numbers and placement. This is important not only for the specific character of each individual accessway but also to each precinct and to the site as a whole. Each tree planting will provide framing, character,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

Key



0 200m

scale 1:1500 @ A3



infiltration swale
4m

1m

shared street
4m

1m

service corridor
3m

feature vegetation

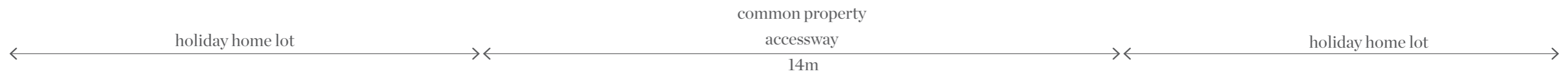
- Agonis flexuosa
- Macrozamia riedlei
- Xanthorrhoea preissii
- Banksia sessilis var. cordata*
- Corymbia calophylla

Key



0 200m

scale 1:1500 @ A3



infiltration swale
4m

1m

shared street
4m

1m

service corridor
3m

proposed feature vegetation

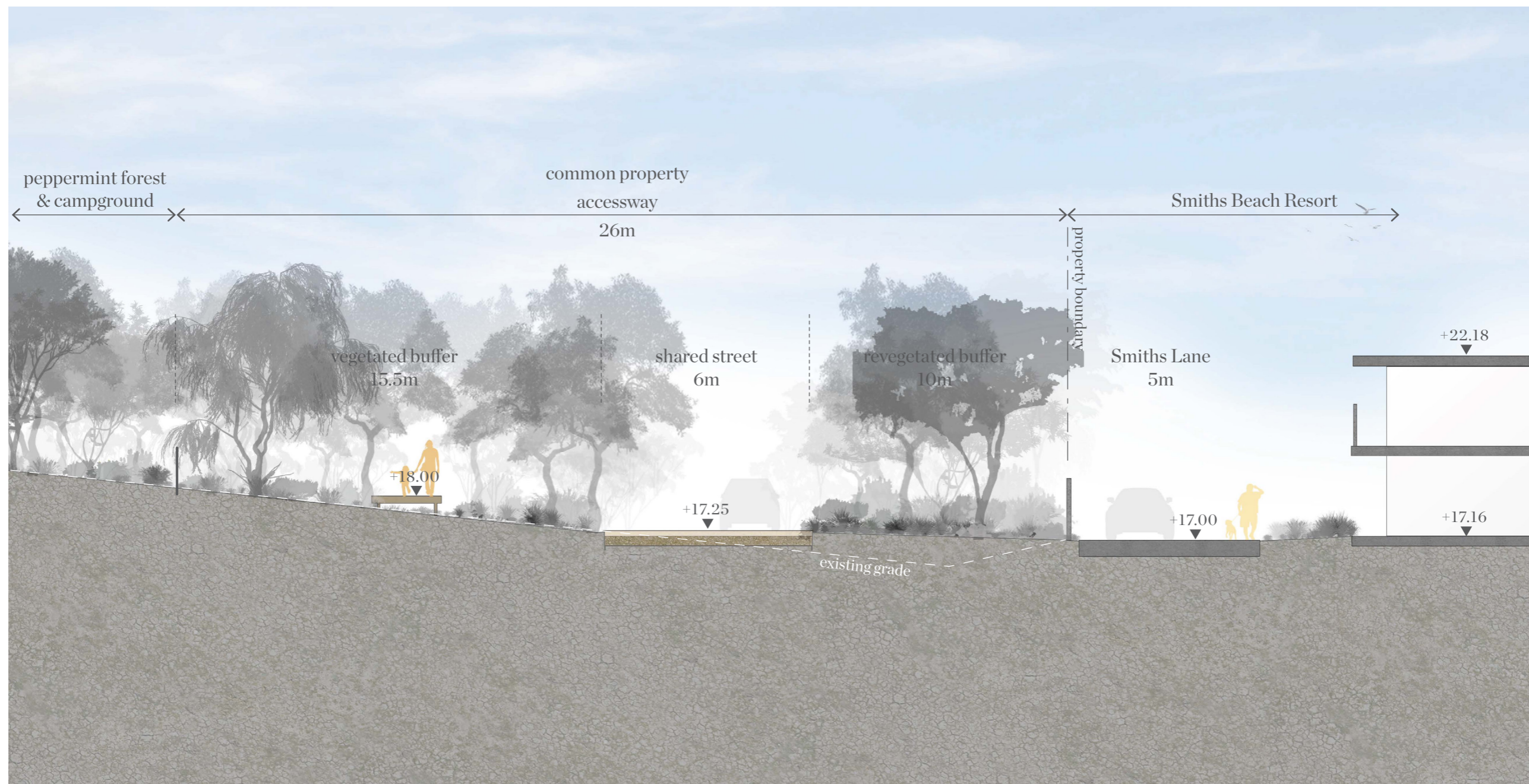
- Banksia attenuata
- Melaleuca lanceolata
- Nuytsia floribunda
- Xanthorrhoea preissii
- Kunzea ciliata

Key



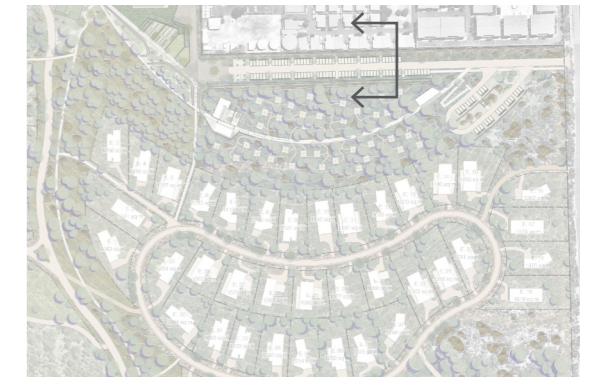
0 200m

scale 1:1500 @ A3



Smiths Lane - Foreshore Shared Parking

Key



0 200m

scale 1:1500 @ A3

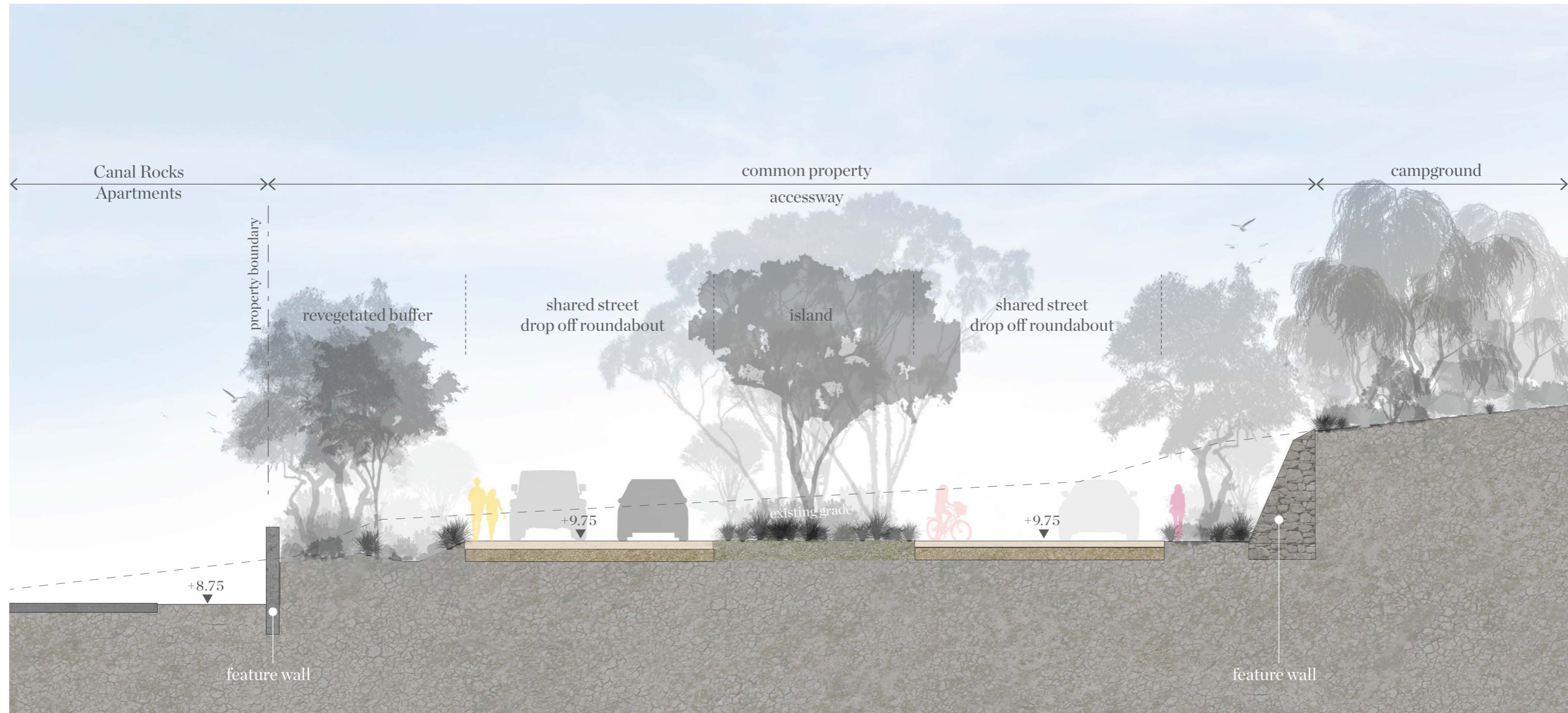
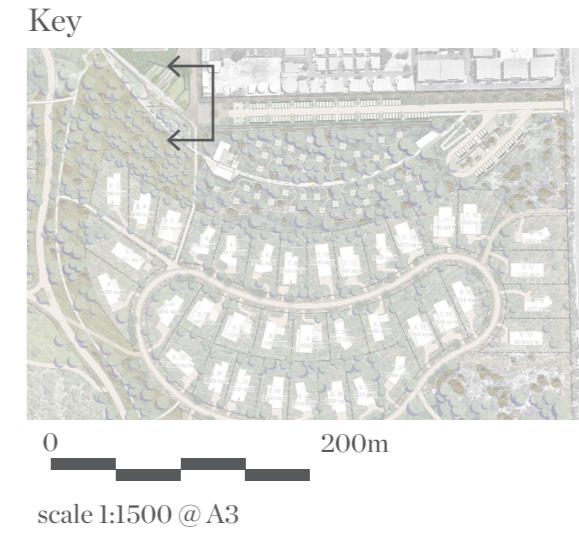


Smiths Lane - Foreshore Shared Parking

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.

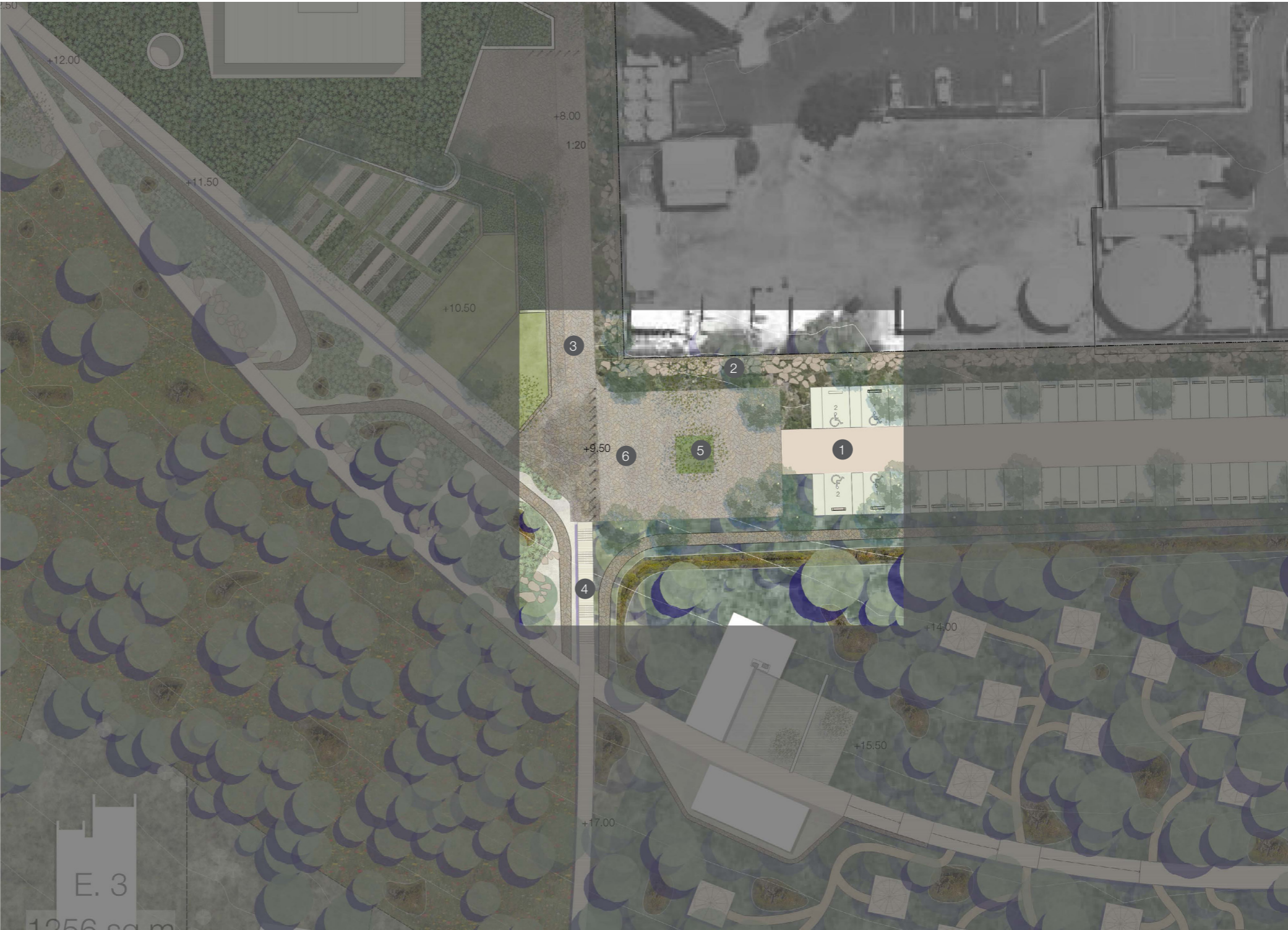


Smiths Lane - Foreshore Drop Off

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
	Clematis linearifolia - Slender Clematis	Climber	tube	3-5 per m2
	Corymbia calophylla - Marri	5m-40m	200-400L	3-8m centres
4	Chamaescilla corymbosa - Blue Skuill	250mm	tube	5-7 per m2
5	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
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	1-3 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
	Scaevola calliptera - Scaevola calliptera	Creeper	tube	3-5 per m2
13	Spyridium globulosum - Basket Bush	1m-5m	tube	1-3 per m2
	Stylidium adnatum - Common Trigger Plant	300mm	tube	5-7 per m2
	Stylidium brunonianum - Pink Trigger Plant	0.75m	tube	5-7 per m2
14	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



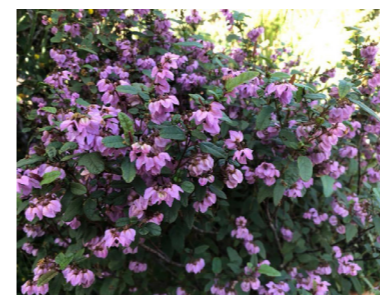
11 GROUND COVER



12 SHRUB



13 SHRUB



14 SHRUB

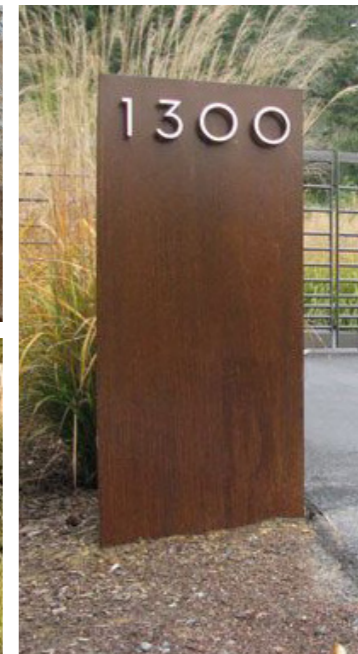
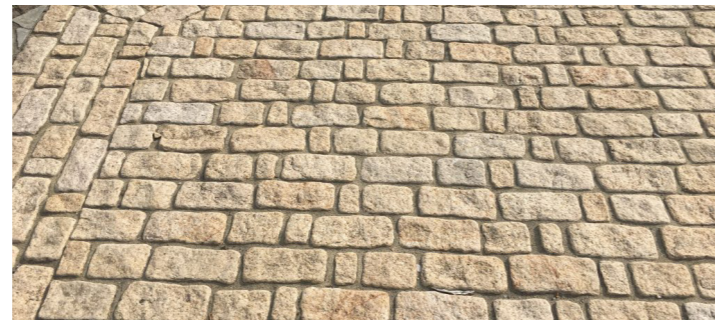


15 GROUND COVER



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

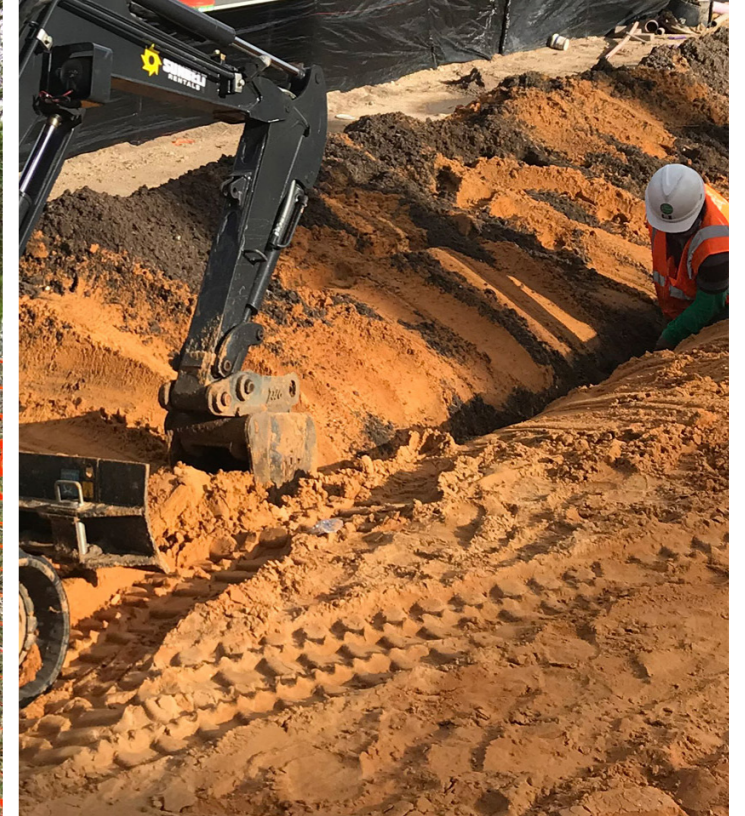


10.0 Implementation

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.





fin.