



# Elysian Development Landscape Master Plan

Revision [B] 2024-11-19







3] 19-11-2024

9-11-2024 CM/AB

[A] 29-10-2024 CM/JM

Revision Date Prepared by Approved by

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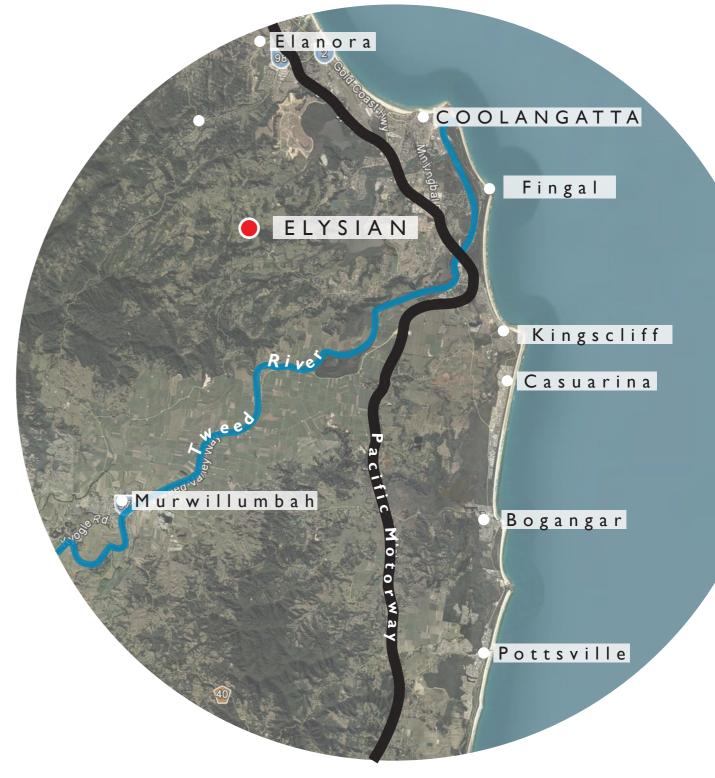
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### I.O CONTEXT

The Elysian project is located just west of the New South Wales Northern Beaches. It is approximately 8km from Coolangatta. It's proximity to the hinterland means the landscape typology is sloped with expansive surrounding rainforest systems. The landscape will play a vital role in ensuring that the built form feels nestled in the existing landscape character. Through creating a series of landscape principles, the landscape will provide a natural character for the area which encourages and sustains the original fauna and flora activity.



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### 2.0 LANDSCAPE VISION

The vision for the Elysian landscape is to provide a natural living environment that is uniquely set in amongst the existing ecological communities. Landscape elements such as entry walls and shelter structures will be comfortably nestled in the vegetation, demonstrating the commitment to the environment.

This will ultimately ensure the development is guided with the best of intentions and creates a community that lives in harmony with the wider landscape.

Plant species list will consist of native and indigenous types to encourage revegetation of the original environmental ecosystem.



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### 3.0 DEVELOPMENT INTRODUCTION

This report has been prepared on behalf of **Greenland Development Pty Ltd**, ('the applicant') for consideration by the Department of Planning, Housing and Infrastructure (DPHI) to modify the Major Project ('Concept Plan') Approval No. 08\_0234 for Elysian, formerly known as the 'Rise', located at Marana Street, Bilambil Heights NSW 2486 (formally described as Lot 32//DPI085109, Lot 33//DPI085109, Lot 31//DP850230, Lot 2//DP867486, Lot 4//DP822786, Lot 1//DP1033807, Lot 1//DP595529 and Lot 1//DP1033810, Lot 2//DP1156202 and Lot 1//DP1033811).

Refer to an aerial photograph of the subject site adjacent

The proposal seeks approval to modify the Major Project consent pursuant to clause 3BA(5) of Schedule 2 of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017 (Transitional Regulation).

The modification seeks changes to the land uses of the approved project and the conditions of the consent. It is proposed to modify the approval by consolidating and simplifying land uses, omitting inappropriate uses and removal of the detailed layout to allow for flexibility at the detailed design stage.

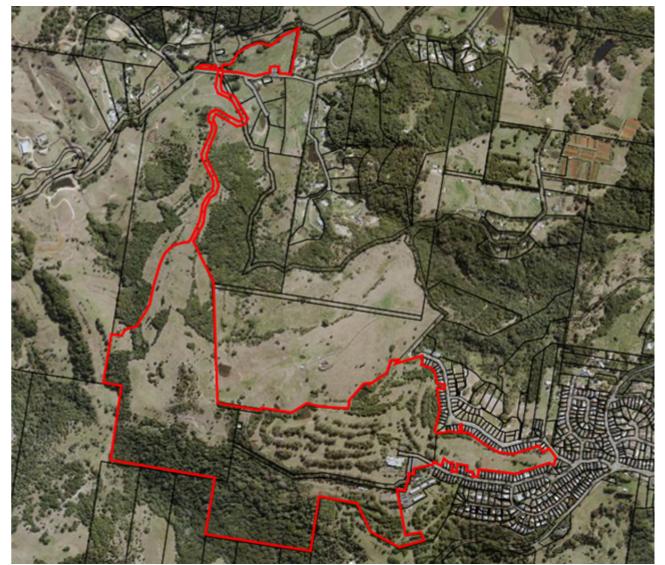
A summary of the proposed changes include:

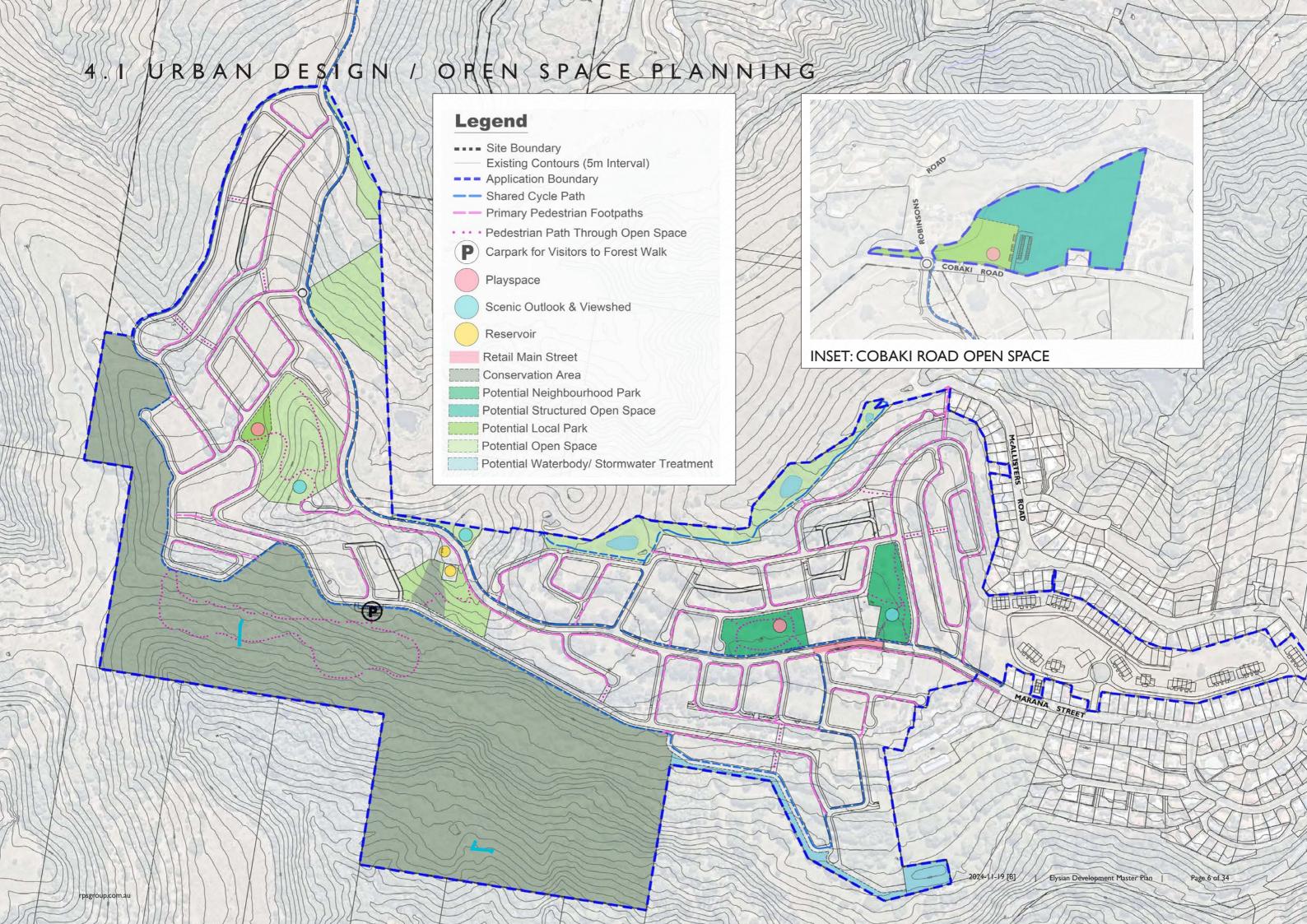
- · Consolidation and updating of land uses and precincts
- Change of residential product type and density
- Increase in residential areas with an overall reduction in the yield of the development
- Deletion of precincts for a private school and nursing home
- Increase in open space overall, including additional land for conservation
- Reduced village centre precinct area
- Reduction in the number of precincts allocated for retirement living
- Realignment of major spine road and internal roads
- Relocation and consolidation of the reservoirs
- Change in tenure from Community title scheme/ Body corporate to Freehold

The Major Project Approval No. 08\_0234 was originally approved on 29 June 2010, with two subsequent modifications approved on 4 April 2018 (Mod I) and 31 October 2022 (Mod 2). It is proposed to change the approval description as follows:

• Concept plan for the development of a mixed residential development including 1,300 residential dwellings, 2,400m2 gross floor area of retail space, 4,250m2 gross floor area of commercial space, and associated infrastructure and landscaping.

It is considered that the proposed changes are substantially the same development for which the consent was originally granted.



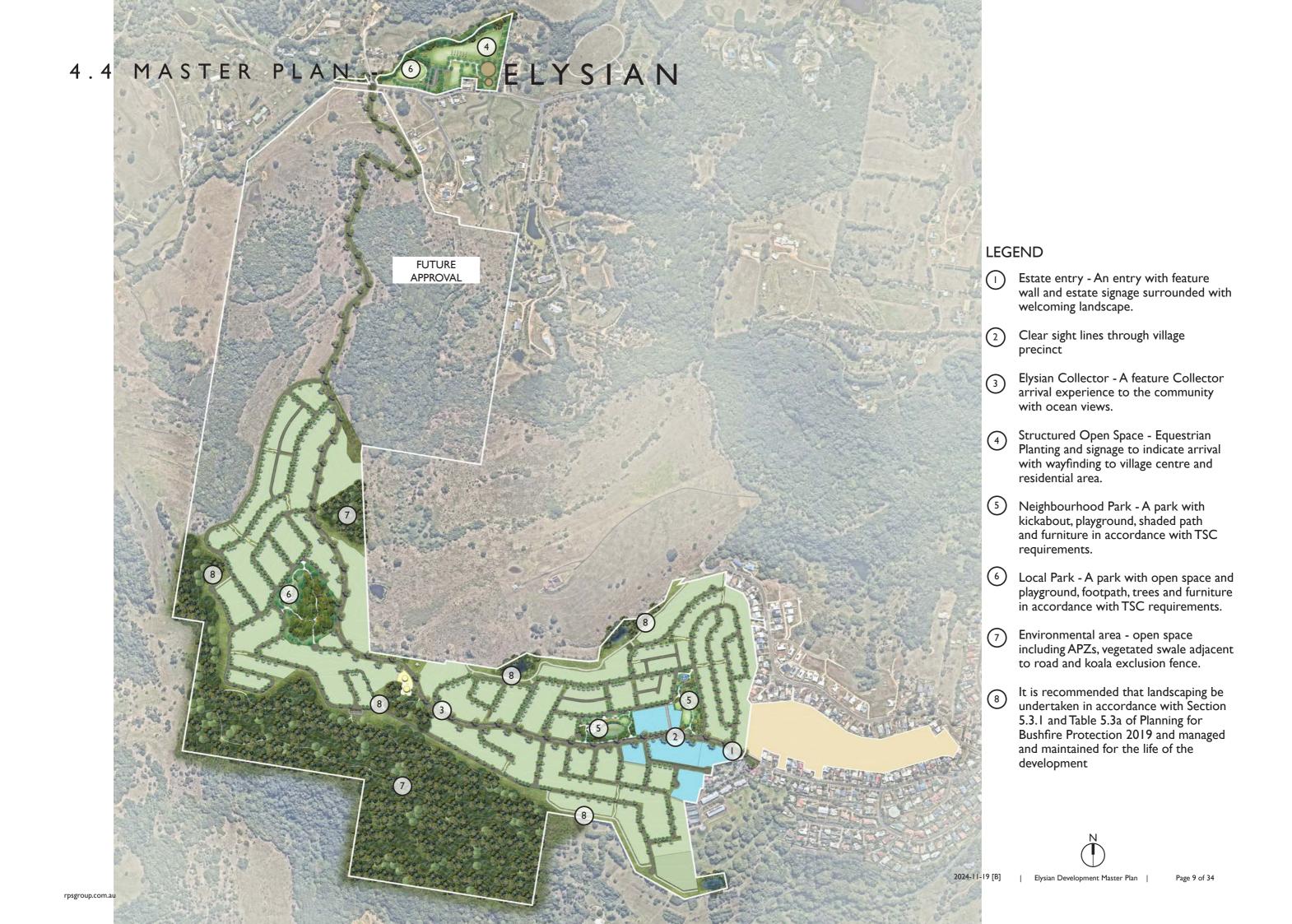


# 4.2 EAST OBLIQUE - ELYSIAN | CONTEXT



# 4.3 NORTH OBLIQUE ELYSIAN | CONTEXT





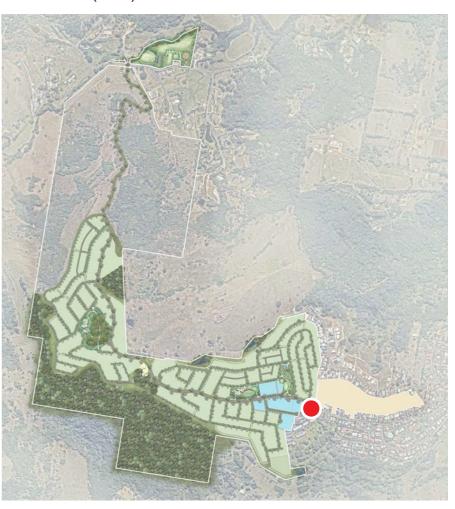
# 5.0 DETAILED PLAN - ENTRY STATEMENT

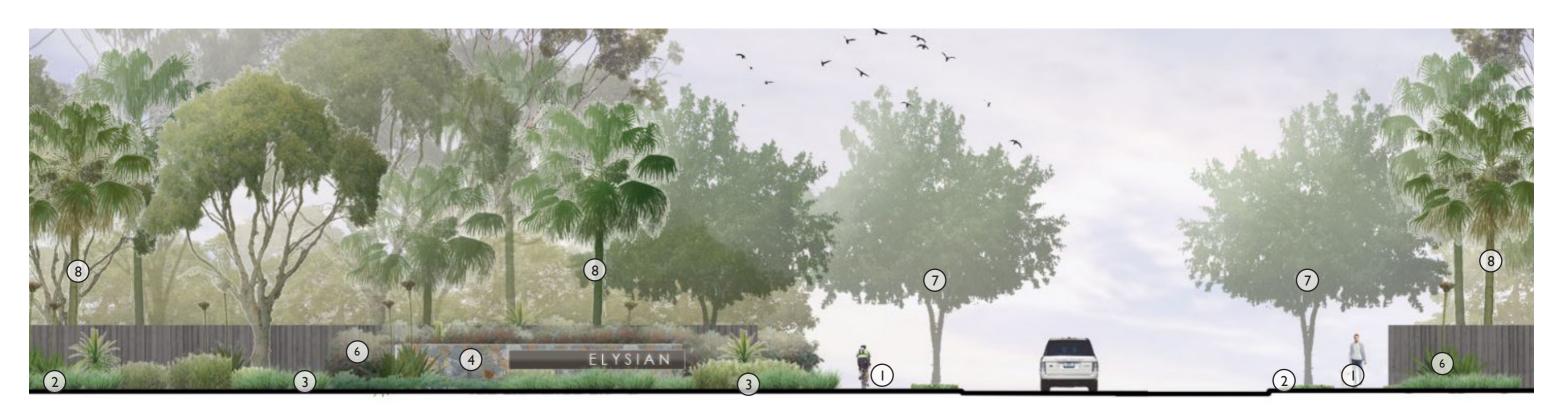
# EXISTING HOUSING LOTS

### **LEGEND**

- Shared Cyclsist/Pedestrian path
- 2 Turfed road verge
- 3 Low garden bed planting
- 4 Entry signage wall set amongst indigenous planting
- Clear sight lines through carriageway section
- 6 Screening planting to soften fence
- Avenue planting to entry medians
- (8) Cabbage Tree feature planting
- --- Entry Wall

### KEY PLAN (NTS)





# 5.1 DETAILED PLAN - ACCESS STREET



### **LEGEND**

- Pedestrian footpath
- 2 Turf to road verge
- Road reserve pavement & footpath widths in accordance with Elysian Development Code refer Road Hierarchy Plan for Access Street location
- 4 Housing lots
- 5 Street trees

### KEY PLAN (NTS)





# 5.2 DETAILED PLAN - PEDESTRIAN LINK



### **LEGEND**

- Pedestrian footpath to TSC standard requirements
- 2) Shade trees along pedestrian footpath
- Screen planting to fence
- Potential developer fence to lots
- (5) Gardens under shade trees
- 6 Access street
- 7 Housing lots
- 8 Street trees

### KEY PLAN (NTS)





CONCEPTUAL SECTION B-B

# 5.3 DETAILED PLAN - ROUNDABOUT

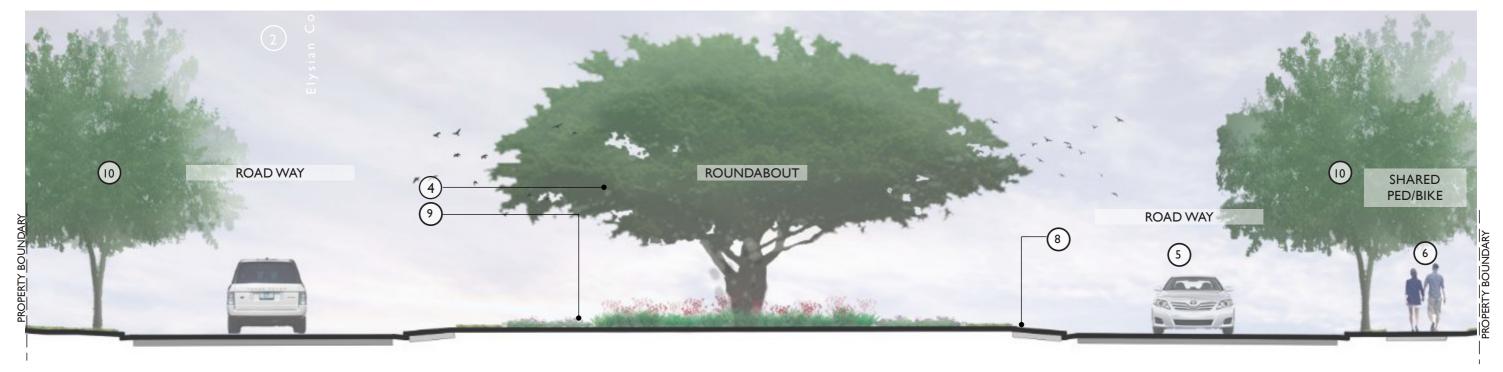


### **LEGEND**

- Turfed verge
- 2 Future proposed allotments
- (3) Collector Road
- Ficus hillii large shade tree planting to roundabout
- Road reserve in accordance with TSC Standard Drawings
- 6 2.5m TSC Shared Ped/Bike
- 7 I.2m wide standard TSC pathway
- I.0m wide exposed aggregate concrete apron
- Roundabout plantings maintaining sightlines
- Street trees

### **KEY PLAN (NTS)**



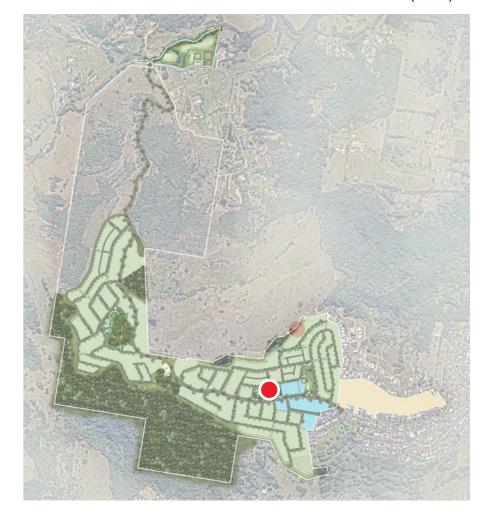


# 5.4 DETAILED PLAN - NEIGHBOURHOOD PARK

KEY PLAN (NTS)







### **LEGEND**

- Moreton Bag Fig trees in garden beds provide shade for seating and gathering points
- (2) Open space grassed area / informal kickabout
- 3 m wide scooter and bike track (asphaltic concrete) with centre line / concrete edging
- 4 Giant Tower (senior play)
- Mega Deck Multi-Tower with junior play items, trampolines and spinners
- (6) Parkour agility course
- 7 Drinking fountain located centrally
- (8) Dual DDA complaint amenities
- (9) Terrace Seating
- 10) BBQ



### **LEGEND**

- Large trees in garden beds provide shade for seating, key entry points and gathering points
- Open space grassed area / informal kickabout
- Trees provide shade along pathways and lead pedestrians to the playground node
- Playground with softfall, shade structures and seating
- Picnic shelter overlooking the playground
- Orinking fountain located centrally to playground and picnic shelters
- Rubbish bins located for easy access, path intersections and exits
- 8 Terrace seating overlooking active and passive play spaces
- Stepping stones through garden connect the passive and active play spaces
- Pedestrian footpath provides access to play and picnic facilities
- (I) Street Trees





# 5.6 DETAILED PLAN - COBAKI STRUCTURED OPEN SPACE

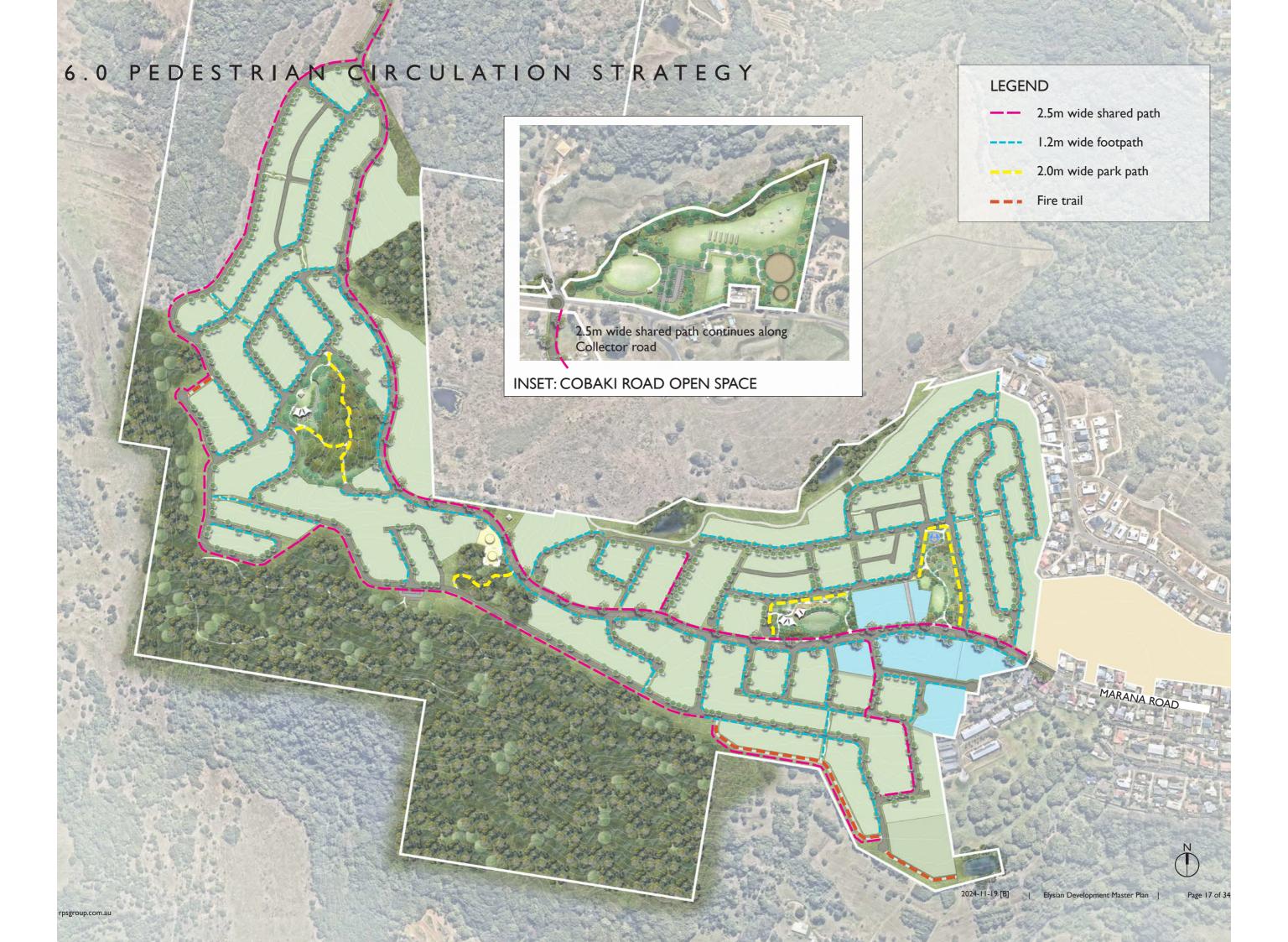
### **LEGEND**

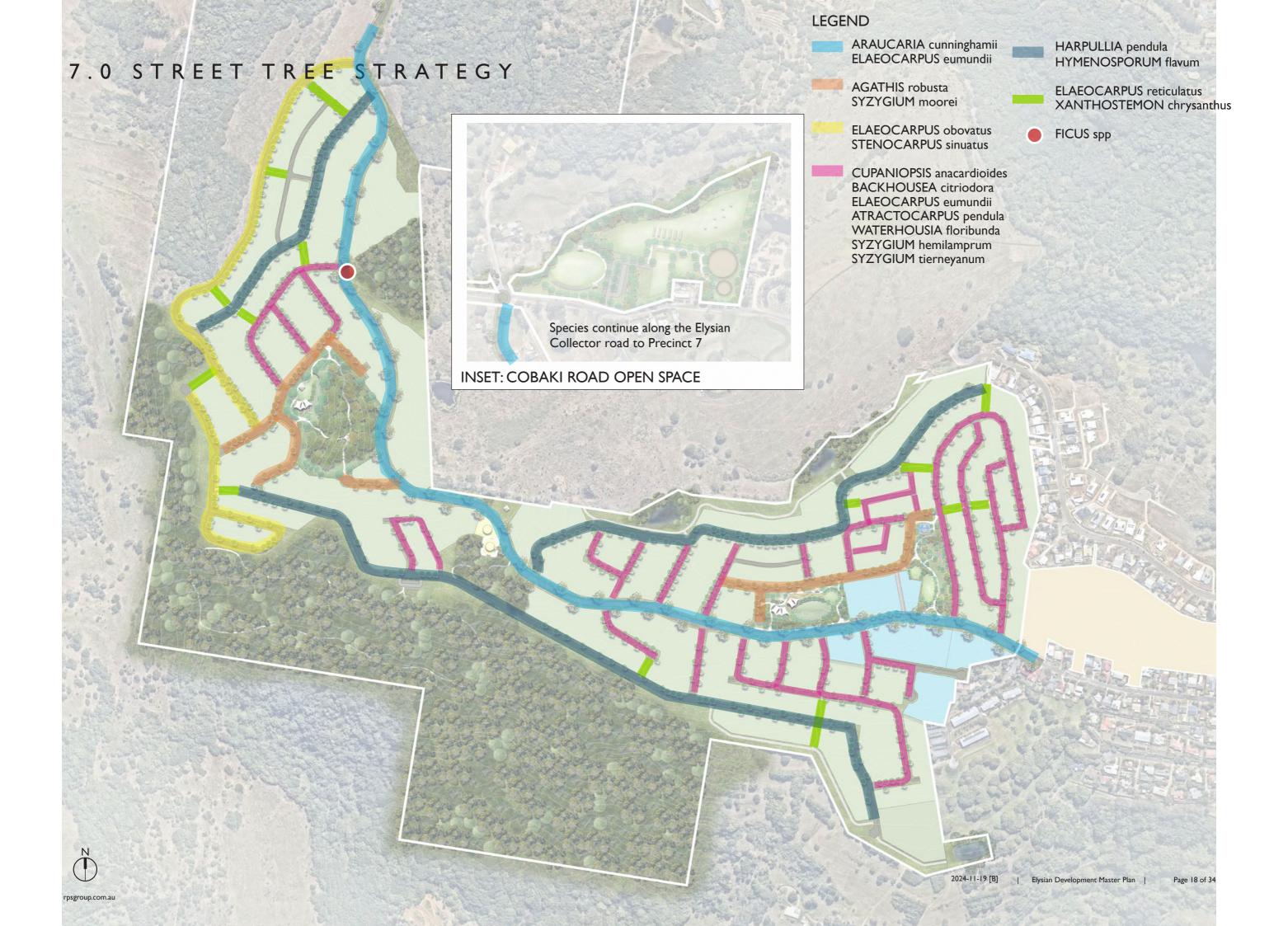




- Dedicated vehicle parking for both the Equestrian and local park facilities
- Vegetated Buffer
- Local Park
- Terraced seating area for passive surveillance and events
- Amalgamated equestrian clubhouse and equipment shed
- Profiled paddock
- Arena
- Day yard
- Covered day yard







### 9.0 MATERIALS AND FINISHES

### Surfaces

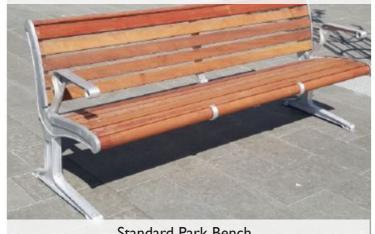






Concrete Terrace Seating

### Furniture



Standard Park Bench



Standard Bollard



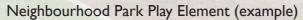
Standard Shelter and Picnic Bench



Standard Bin Enclosure









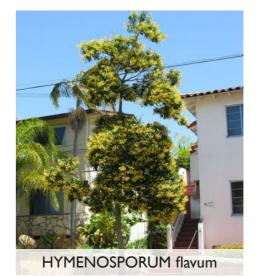
# 9.1 PLANTS - STREET TREES

Design intent for street trees

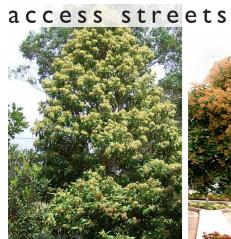




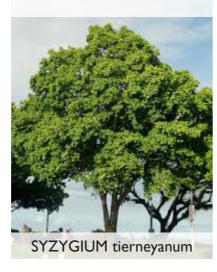


















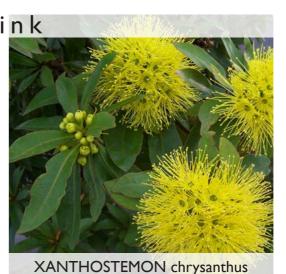


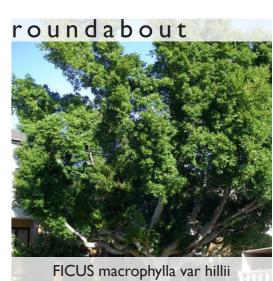












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# 9.2 PLANTS - PARK AND OPEN SPACE TREES

Park species proposed are native indigenous and, where possible, endemic to the Tweed





















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# 9.3 PLANTS - SHRUBS AND GROUNDCOVERS



# ACCENT PLANTS



# 9.4 PLANTS - ECOLOGICAL BUFFER



# IO.5 MASTER LIST-

		Endemic to region	Australian native	Exotic species	reen Fire reak	Species Species
Botanical Name  LARGE TREES	Common Name	ш 2	≥ ک	ш Б	<b>9 m</b> d	<u> </u>
Agathis robusta	Queensland Kauri		Х			
Araucaria cunninghamiana	Hoop Pine		х			1
Argyrodendron trifoliolatum	White Booyong	х	х			+
Backhousia myrtifolia	Grey Myrtle	х	х			
Brachychiton acerifolius	Illawarra Flame Tree	х	Х		х	
Brachychiton discolor	Queensland Lace Bark		х		х	$\vdash$
Buckinghamia celcissima	Ivory Curl Flower		х			
Castanospora alphandi	Brown tamarind	х	х			$\vdash$
Casuarina cunninghamiana	River She Oak	х	х			$\vdash$
Casuarina glauca	Swamp Oak		х			1
Choricarpia subargentea	Giant Ironwood	х	х			
Cinnamomum oliveri	Olivers Sassafras	х	х			
Cryptocarya glaucescens	Jackwood	х	х			$\vdash$
Cryptocarya microneura	Muragon	х	х			
Cryptocarya obovata	Pepper Berry Tree	х	х			+
Cryptocarya triplinervis	Brown Laurel	х	х			
Decaspermum humile	Silky Myrtle	х	х			
Diploglottis australis	Native Tamarind	х	х		х	$\vdash$
Elaeocarpus eumundii	Eumundi Quandong		х		х	
Elaeocarpus grandis	Blue Quandong	х	х		х	
Elaeocarpus kirtonii	Silver Quandong	х	х		х	
Elaeocarpus obovatis	Hard Quandong	х	Х		х	
Elaeocarpus reticulatus	Blueberry Ash	х	х		х	
Eurochinus falcata	Ribbonwood	х	х			
Ficus coronata	Creek Sandpaper Fig	х	х			T
Ficus fraseri	Sandpaper fig	х	х			T
Ficus hillii			х			T
Ficus macrophylla	Moreton Bay Fig	х	х			<del>                                     </del>

Ficus obliqua	Small-leaved Fig	х	х		
Ficus rubiginosa	Rock Fig	х	х		
Ficus superba	Deciduous Fig	х	х		
Ficus virens	Spotted Fig	х	х		
Ficus watkinsiana	Strangler Fig	х	х		
Flindersia australis	Crows Ash		х	х	
Flindersia brallianna	Queensland Maple		х	х	
Flindersia schottiana	Bumpy Ash	х	х	х	
Geissois benthamii	Red Carrabeen	х	х		
Gossia bidwillii	Scrub Python Tree	х	х		
Gmelina leichardtii	White Beech	х	х		
Grevillea hilliana	White Silky Oak	х	х		
Grevillia robusta	Silky Oak	х	х		
Jagera pseudorhus	Foambark Tree	х	х		
Mallotus phillipensis	Red Kamala	х	х		
Melia azederach v. australasica	White Cedar	х	х		
Mellicope elleryana	Pink Euodia		х	х	
Mischocarpus pyriformis	Yellow Pear Fruit	х	х		
Podocarpus elatus	Brown Pine	х	х	х	
Polyscias elegans	Cellerywood	х	х	х	
Polyscias murrayi	Pencil Cedar	х	х	х	+
Pouteria australis	Black Apple	х	х		
Pouteria queenslandica	Blush Coondoo	х	х		
Rhodosphaera rhodanthema	Tulip Satinwood	х	х	х	
Sloanea australis	Maidens Blush	х	х		
Sloanea woollsii	Yellow Carabeen	х	х	х	
Stenocarpus salignus	Beefwood	х	х		
Stenocarpus sinuatus	Fire Wheel Tree	х	х	х	
Syzygium francisii	Giant Water Gum	х	х	х	
Syzygium hemilampra	Broad Leaf Lilly Pilly	х	х	х	
Syzygium leuhmanniae	Ri Berry	х	х	х	
Syzygium moorei (v)	Durobby	х	х	х	+

### 10.5 MASTER LIST-

Syzygium smithii	Lilly Pilly	x	x		х	
Syzygium tierneyanum	River Cherry		х			
Toechima dasyrrhache	Blunt Leaf Steelwood	х	х			
Toona ciliata	Red Cedar	х	х		х	
Waterhousea floribunda	Weeping Lilly Pilly	х	х		х	
Waterhousea unipuntata	Rolly Polly Satinash	х	х		х	
SMALL TREES						
Alectryon tomentosus	Hairy Birdseye	х	х		х	
Alloxylon flammeum	Tree Waratah		х		х	
Alloxylon pinnatum	Dorrigo Waratah	х	х		х	
Archidendron hendersonii	White Lace Flower	х	х			
Backhousea citriodora	Lemon Scented Myrtle		х			
Banksia integrifolia	Coastal Wattle	х	х			
Callistemon viminalis	Weeping Bottlebrush	х	х			
Cassia marksiana	Marks Cassia	х	х			
Cupaniopsis anacardioides	Tuckeroo	х	х		х	
Cupaniopsis flagelliformis	Brown Tuckeroo	х	х		х	
Cupaniopsis newmanii	Long Leaved Tuckeroo		х		х	
Diploglottis campbellii	Small Leafed Tamarind	х	х		х	
Endiandra globosa	Black Walnut	х	х		х	
Endiandra muelleri	Green-leaved Rose Walnut	х	х		х	
Endiandra pubens	Hairy Walnut	х	х		х	
Glochidion ferdinandi	Cheese Tree	х	х		х	
Harpullia alata	White-winged Tulip	х	х		х	
Harpullia pendula	Tulipwood		х		х	
Hymenosporum flavum	Native Frangipani	х	х		х	
Lepiderema purchella	Fine Leaved Tuckeroo	х	х		х	
Macadamia integrifolia	Queensland nut	х	х			
Macadamia tetraphylla	Rough Leaved Macadamia	х	х			
Macaranga tanarius	Macaranga	х	х		Х	
Magnolia granifloria	Magnolia			х		

Orites excelsa	Mountain Silky Oak	х	х			
Pandanus tectorius	Pandanus		х			
Plumeria obtusa	Frangipani			х		
Plumeria rubra	Frangipani			Х		
Sarcopteryx stipata	Steelwood	х	х			
Synoum glandulosum	Bastard Rosewood	х	х			
Syzygium australe	Scrub Cherry		х		х	
Syzygium oleosum	Blue Lilly Pilly	х	х		х	
Tabebuia palmeri	Pink Flowering Tabebuia			Х		
PALMS, FERNS AND CYCADS						
Archontophoenix alexandrae	Alexandra Palm		х		х	
Archontophoenix cunninghamiana	Picabeen Palm	x	х		х	
Asplenium australasicum	Bird's nest fern	x	х		х	
Bismarckia nobillis	Bismarck Palm			х		
Blechnum ambiguum	Tangle Fern	х	Х			
Cyathea cooperi	Scaly Treefern	х	Х		х	
Cyathea leichardtiana	Prickily Treefern	х	Х		х	
Cycas revoluta	Japanese Cycad			Х		
Dicksonia antartica	Soft Treefern		х			
Doodia aspera	Prickly Rasp Fern	х	х			
Doodia media	Common Rasp Fern	х	х			
Lepidozamia peroffskyana	Burrawang Palm	х	х		х	
Linospadix monostachya	Walking Stick Palm	х	х			
Livistona australis	Cabbage Palm		х			
Neodypsis decaryi	Triangle Palm			Х		
Rhapis excelsa	Lady Palm			х		
Todea barbara	King Fern		х			
Zamia ferferacia	Mexican Cardboard Palm			х		

# 10.5 MASTER LIST-

SHRUBS	<u> </u>	+			
Alpinia arundelliana	Narrow Leaved Native Ginger	x	x		
Alpinia caerulea	Native Ginger	X	X		
Alpinia zerumbet 'variegatta'	Shell Ginger		<u> </u>	х	
Atractocarpus chartaceus	Narrow Leaved Gardinia			^	
		X	X		
Atractocarpus fitzalanii	Brown Gardenia		X		
Azalea spp.	Azaleas			Х	
Baeckea virgata dwarf	Weeping Heath Myrtle		х		
Banksia robur	Swamp Banksia		x		
Banksia spinulosa	Honeysuckle Banksia	х	х		
Brunfelsia spp.	Yesterday, Today, Tomorrow			х	
Callistemon spp	Bottlebrush		х		
Camillia spp.	Camillia			х	
Cassine australis	Red Olive Plum		х		
Codiaeum variegatum	Croton			х	
Cordyline australis	Green Palm Dracenia			х	
Cordyline congesta	Palm Lilly	х	х		
Cordyline fruticosa	Ti Plant		х		
Cordyline negra				х	
Cordyline petiolaris	Broard Leaved Palm Lilly	х	х		
Cordyline rubra	Red Fruited Palm Lilly	х	х		
Cordyline stricta	Narrow Leaved Palm Lilly	х	х		
Crinum pendunculatum	Spider Lilly		х		
Decaspermum humile	Silky Myrtle	х	х		
Doryanthes excelsa	Gymea lilly		х		
Doryanthes palmerii	Giant Spear lilly		х		
Dracaena marginata 'Tricolour'				х	
Gardenia spp.	Gardenia			х	
Grevillea 'Forest Rambler'			х		
Grevillea 'Honey Gem'			х		
Grevillea 'Poorinda Royal Mantle'			х		

Grevillea spp			х		
Heliconia spp.	False Bird of Paradise			х	
Hibiscus heterophyllus	Native rosella	х	х		
Hibiscus splendens	Native Hollyhock Tree	х	х		
Hymenocallis littoralis	Beach Spider Lily		х		
lxora Coccinea	Flame of the Woods			х	
Megaskepasma erythrochlamys	Brazillian Red Coat			х	
Melaleuca Claret Tops	Claret Tops		х		
Melaleuca decora	White Feather Honey Myrtle	х	х		
Melastoma affine	Blue tongue		х		
Metrosideros thomasii	Metrosideros			х	
Michelia figo	Port Wine Magnolia			х	
Pavetta australiensis	Butterfly Bush		х		
Philodendron 'Evergreen Giant'	Philodendrom			х	
Philodendron 'Red Emperor'	Philodendrom			х	
Philodendron 'Salome'	Philodendrom			х	
Philodendron 'Tango'	Philodendrom			х	
Philodendron 'Xanadu'	Philodendrom			х	
Phormium spp.	New Zealand flax			х	
Randia moorei	Spiny Gardenia	х	х		
Rhodamnia maideniana	Smooth Scrub Turpentine	х	х		
Rhodamnia rubescens	Brush Turpentine	х	х		
Strelitzia reginae	Bird of Paradise			х	
Syzygium 'Aussie Copper'	Aussie Copper		х		
Syzygium paniculatum 'Elite'			х		
Syzygium 'Tiny Trev'			х		
Westringea fruiticosa	Native Rosemary		х		
Xanthorrhoea macronema	Grass Tree	х	х		

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# 10.5 MASTER LIST-

GROUNDCOVERS & CLIMBERS		1				
Aechmea spp.	Bromeliad			x		
	Bromonad					_
Aglaonema 'Silver Queen'				х		_
Alocasia brisbaniensis	Conjevoi	Х	Х		х	
Aspidatra spp.	Cast Iron Plant			Х		
Austromyrtus dulcis	Midyim		х			
Bromeliad	Bromeliad			х		
Calathea spp.				х		
Callistemon 'Little John'			х			
Callyera australis	Blunt Wisteria		х			
Carex appressa	Carex		х			х
Cissus antarctica	Kangaroo Vine	х	х			
Clivia spp.	Kafir lilly			х		
Ctenanthe				х		
Dampiera diversifolia			х			
Dianella caerulea var. caerulea	Blue Flax Lilly	х	х		х	х
Dianella longifloia var. longifolia	Smooth Flax Lilly	х	х		х	х
Dianella spp.	Flax Lillies					х
Faradaya splendida	Glory Vine		х			
Ficus pumila	Climbing Fig			х		
Ficinia nodosa						х
Grevillea 'Bronze Rambler'			х			
Hardenbergia violacea	Sarsparilla Vine	х	х			
Heliconia spp.	Heliconia			х		
Iresine herbstii	Bloodleaf			х		
Juncus usitatus						х
Liriope spp.				х		
Lomandra hystrix	Matt rush		х		х	х
Lomandra longifolia	Matt rush		х		Х	х
Myoporum ellipticum			х			
Ophiopogon japonicus	Mondo Grass			х		
Pandorea jasminoides	Bower Vine	x	х			

Pandorea jasminoides	Bower Vine	х	х			
Pandorea pandorana 'Golden Showers'	Wonga Wonga Vine		х			
Pollia crispata		х	Х		х	
Rhoeo spp.				х		
Scaevola calendulacea	Scented Fan Flower		х		х	
Spathiphyllum wallisii	Peace Lilly	1		х		
Tecomanthe hillii	Frazer Island Creeper			х		
Tillandsia spp.	Bromeliad			х		
Trachelospermum jasminodes	Varigated Star Jasmine			х		

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