
The Beach, Apollo Bay

Landscape Master Plan Package

6280 Great Ocean Road

Client

Australian Tourism Investments Number 5

Issued

01.11.2019



Beveridge Williams

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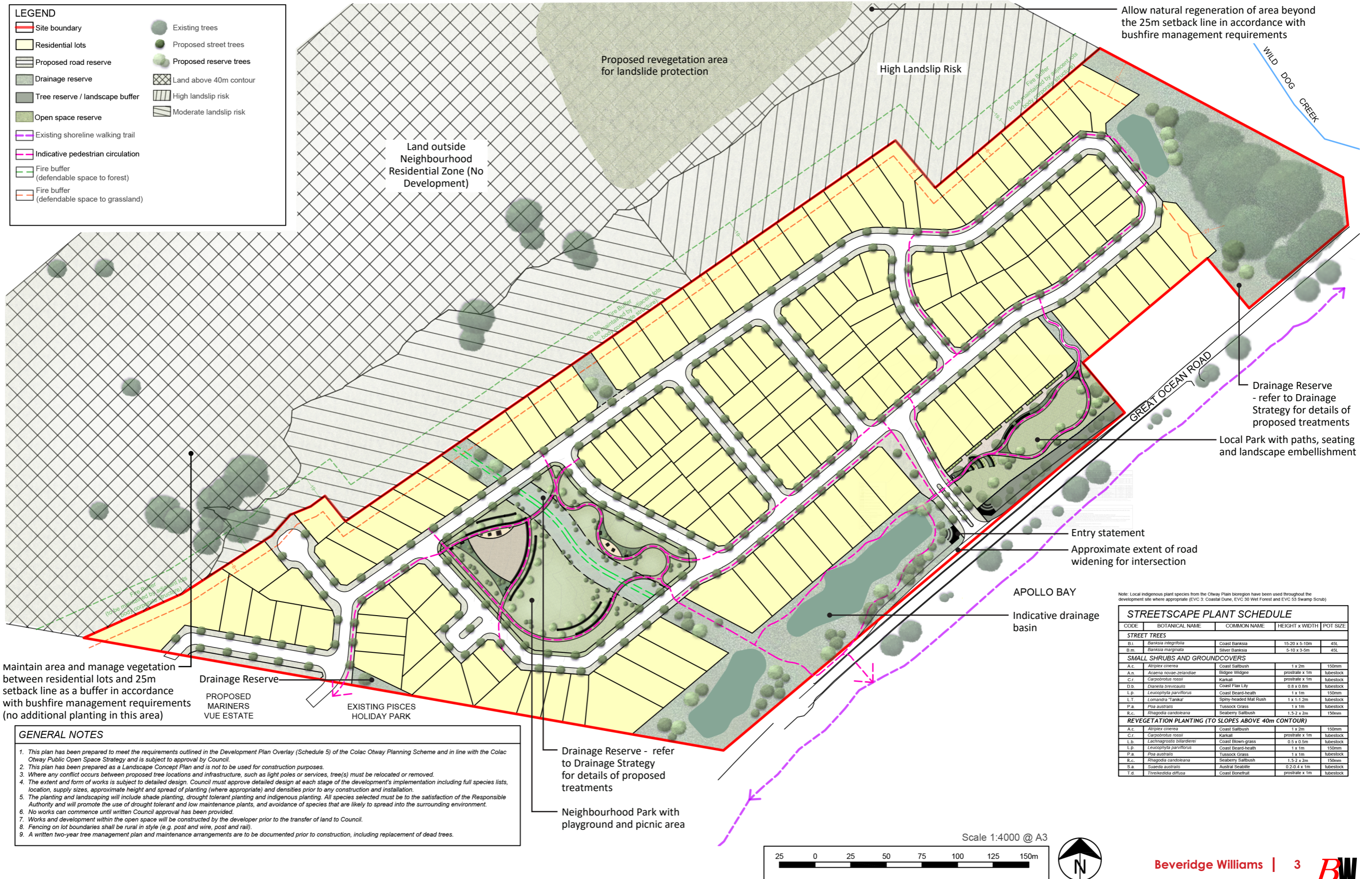
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LEGEND

Site boundary	Existing trees
Residential lots	Proposed street trees
Proposed road reserve	Proposed reserve trees
Drainage reserve	Land above 40m contour
Tree reserve / landscape buffer	High landslip risk
Open space reserve	Moderate landslip risk
Existing shoreline walking trail	
Indicative pedestrian circulation	
Fire buffer (defendable space to forest)	
Fire buffer (defendable space to grassland)	



Maintain area and manage vegetation between residential lots and 25m setback line as a buffer in accordance with bushfire management requirements (no additional planting in this area)

- GENERAL NOTES**
1. This plan has been prepared to meet the requirements outlined in the Development Plan Overlay (Schedule 5) of the Colac Otway Planning Scheme and in line with the Colac Otway Public Open Space Strategy and is subject to approval by Council.
 2. This plan has been prepared as a Landscape Concept Plan and is not to be used for construction purposes.
 3. Where any conflict occurs between proposed tree locations and infrastructure, such as light poles or services, tree(s) must be relocated or removed.
 4. The extent and form of works is subject to detailed design. Council must approve detailed design at each stage of the development's implementation including full species lists, location, supply sizes, approximate height and spread of planting (where appropriate) and densities prior to any construction and installation.
 5. The planting and landscaping will include shade planting, drought tolerant planting and indigenous planting. All species selected must be to the satisfaction of the Responsible Authority and will promote the use of drought tolerant and low maintenance plants, and avoidance of species that are likely to spread into the surrounding environment.
 6. No works can commence until written Council approval has been provided.
 7. Works and development within the open space will be constructed by the developer prior to the transfer of land to Council.
 8. Fencing on lot boundaries shall be rural in style (e.g. post and wire, post and rail).
 9. A written two-year tree management plan and maintenance arrangements are to be documented prior to construction, including replacement of dead trees.

Allow natural regeneration of area beyond the 25m setback line in accordance with bushfire management requirements

Drainage Reserve - refer to Drainage Strategy for details of proposed treatments

Local Park with paths, seating and landscape embellishment

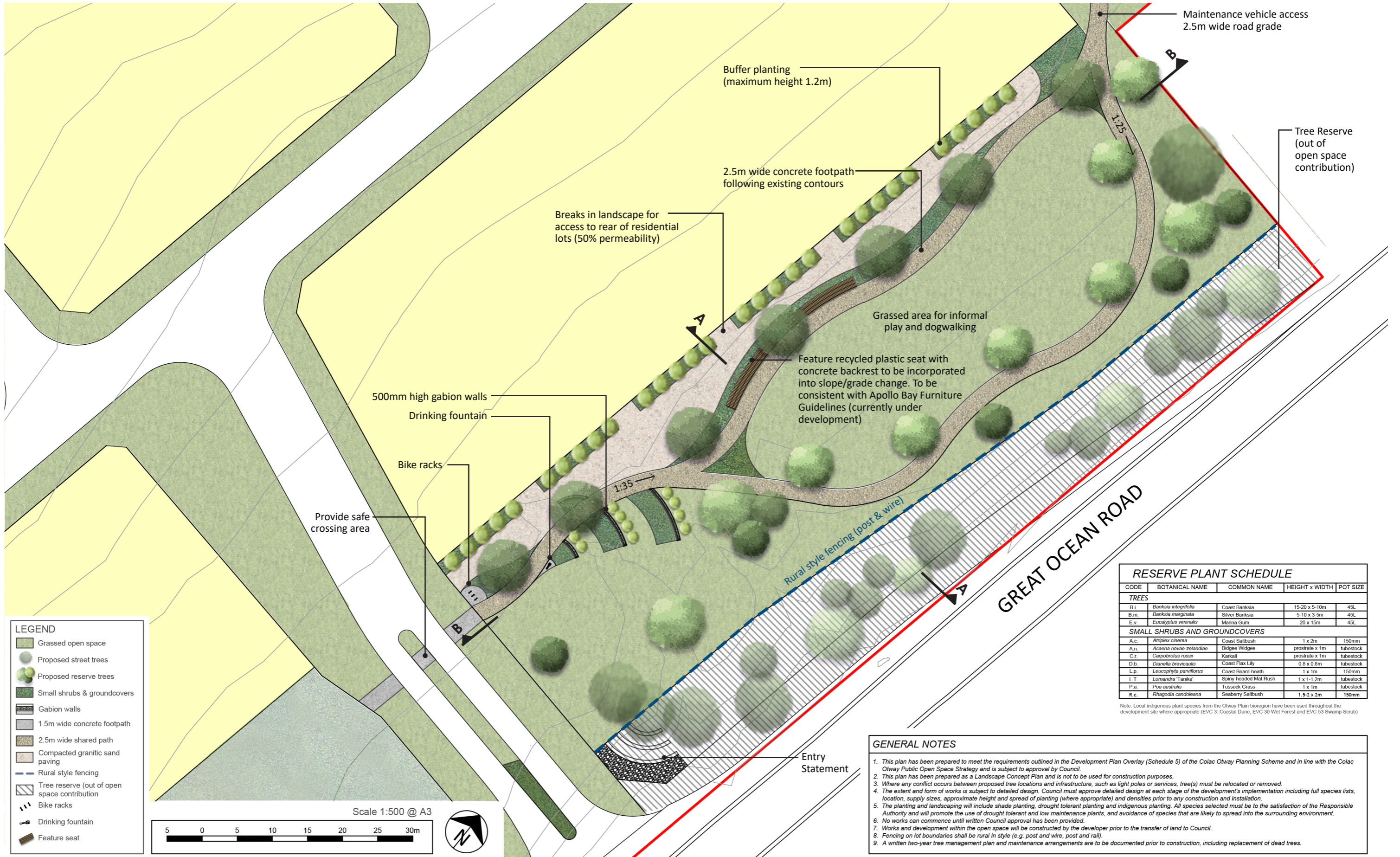
Entry statement

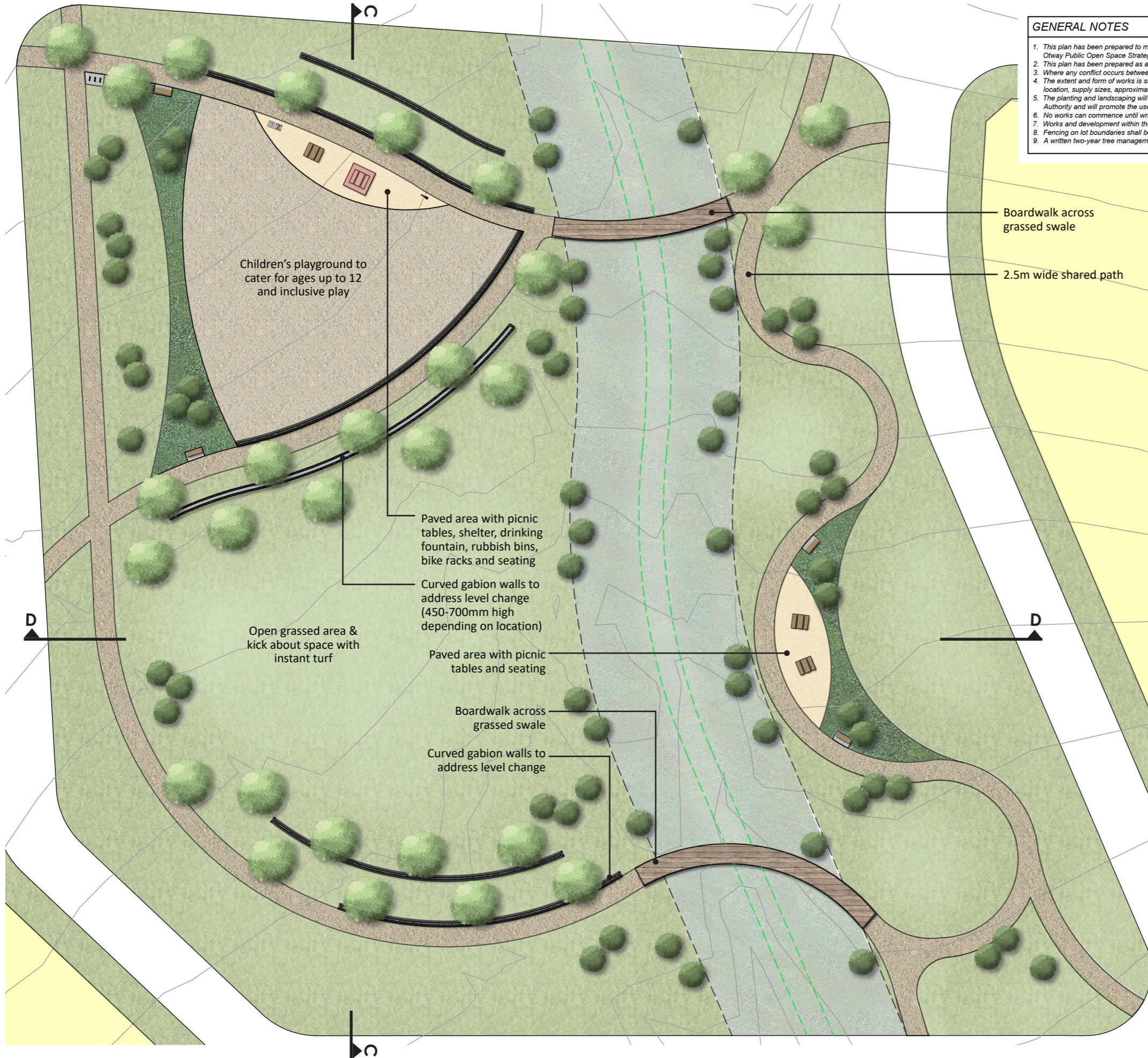
Approximate extent of road widening for intersection

Note: Local indigenous plant species from the Otway Plain bioregion have been used throughout the development site where appropriate (EVC 3: Coastal Dune, EVC 30 Wet Forest and EVC 53 Swamp Scrub)

STREETSCAPE PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT x WIDTH	POT SIZE
STREET TREES				
B.L.	<i>Banksia integrifolia</i>	Coast Banksia	15-20 x 5-10m	45L
B.m.	<i>Banksia marginata</i>	Silver Banksia	5-10 x 3-5m	45L
SMALL SHRUBS AND GROUNDCOVERS				
A.c.	<i>Alphix cinerea</i>	Coast Saltbush	1 x 2m	150mm
A.n.	<i>Acacia novae-zealandiae</i>	Bidgee Widgee	prostrate x 1m	tubestock
C.r.	<i>Carpobrotus rosari</i>	Karkali	prostrate x 1m	tubestock
D.b.	<i>Dianella brevicaulis</i>	Coast Flax Lily	0.8 x 0.8m	tubestock
L.B.	<i>Lycopodium planifolium</i>	Coast Beard-heath	1 x 1m	150mm
L.T.	<i>Lomandra teretifolia</i>	Spike-headed Mail Rush	1 x 1.1-2m	tubestock
P.a.	<i>Poa australis</i>	Tussock Grass	1 x 1m	tubestock
R.c.	<i>Rhagodia candolleana</i>	Seaberry Saltbush	1.5-2 x 2m	150mm
REVEGETATION PLANTING (TO SLOPES ABOVE 40m CONTOUR)				
A.c.	<i>Alphix cinerea</i>	Coast Saltbush	1 x 2m	150mm
C.r.	<i>Carpobrotus rosari</i>	Karkali	prostrate x 1m	tubestock
L.B.	<i>Lachnagrostis billardierei</i>	Coast Blow-grass	0.5 x 0.5m	tubestock
L.B.	<i>Lycopodium planifolium</i>	Coast Beard-heath	1 x 1m	150mm
P.a.	<i>Poa australis</i>	Tussock Grass	1 x 1m	tubestock
R.c.	<i>Rhagodia candolleana</i>	Seaberry Saltbush	1.3-2 x 2m	150mm
S.a.	<i>Suaeda australis</i>	Austral Seabille	0.2-0.4 x 1m	tubestock
T.d.	<i>Tweedia diffusa</i>	Coast Bonerhut	prostrate x 1m	tubestock





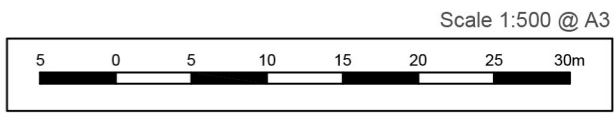
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 7. Works and development within the open space will be constructed by the developer prior to the transfer of land to Council.
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 9. A written two-year tree management plan and maintenance arrangements are to be documented prior to construction, including replacement of dead trees.

- NEIGHBOURHOOD PARK NOTES**
1. All playground equipment to be supplied and installed by nominated companies and as per manufacturer's specifications.
 2. Council to approve the detailed design, styles and exact location of park elements prior to any development and furniture to be installed on a suitably accessible sized concrete pad.
 3. Council to approve the detailed design prior to installation of the play equipment by the developer and ensure all designs and fall zones comply to Australian standards.
 4. Park is to provide a range of play opportunities for ages up to 12 with materials suitable for the coastal area (no timber inground posts).

RESERVE PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT x WIDTH	POT SIZE
TREES				
B.1	<i>Banksia integrifolia</i>	Coast Banksia	15-20 x 5-10m	45L
B.m	<i>Banksia marginata</i>	Silver Banksia	5-10 x 3-5m	45L
E.v	<i>Eucalyptus viminalis</i>	Manna Gum	20 x 15m	45L
SMALL SHRUBS AND GROUNDCOVERS				
A.c.	<i>Atriplex canescens</i>	Coast Saltbush	1 x 2m	150mm
A.n.	<i>Acacia novae-zelandiae</i>	Bridge Widgee	prostrate x 1m	tubelock
C.r.	<i>Carpobrotus rosari</i>	Karkull	prostrate x 1m	tubelock
D.b.	<i>Dianella brevicaulis</i>	Coast Flax Lily	0.8 x 0.8m	tubelock
L.p.	<i>Leucophyta parviflora</i>	Coast Beard-heath	1 x 1m	150mm
L.T.	<i>Lomandra 'Tanaka'</i>	Spiry-headed Mat Rush	1 x 1-1.2m	tubelock
P.a.	<i>Poa australis</i>	Tussock Grass	1 x 1m	tubelock
R.c.	<i>Rhagodia candolleana</i>	Seaberry Saltbush	1.5-2 x 2m	150mm

Note: Local indigenous plant species from the Otway Plain bioregion have been used throughout the development site where appropriate (EVC 3: Coastal Dune, EVC 30 Wet Forest and EVC 53 Swamp Scrub)

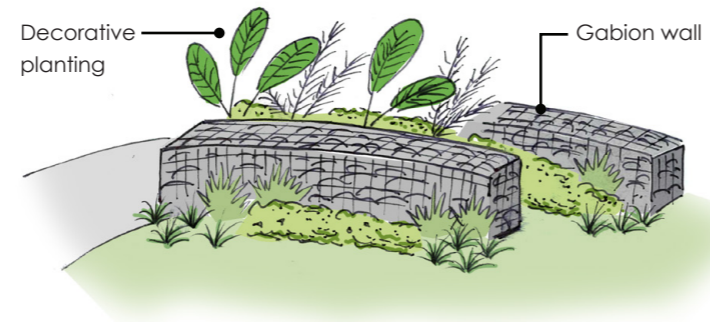
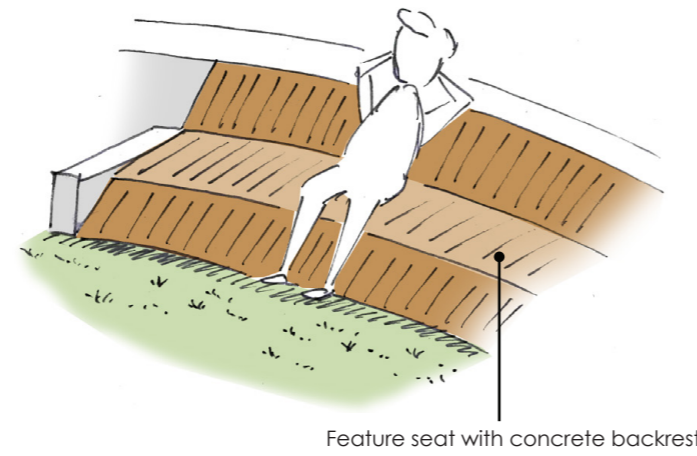


LEGEND

- Grassed open space
- Grassed drainage reserve
- Proposed street trees
- Proposed reserve trees
- Small shrubs & groundcovers
- Gabion walls
- Picnic table
- Seat
- Shelter
- Play area
- Plain concrete paving
- Coloured concrete paving
- Boardwalk
- Bike racks
- Drinking fountain
- Rubbish bin

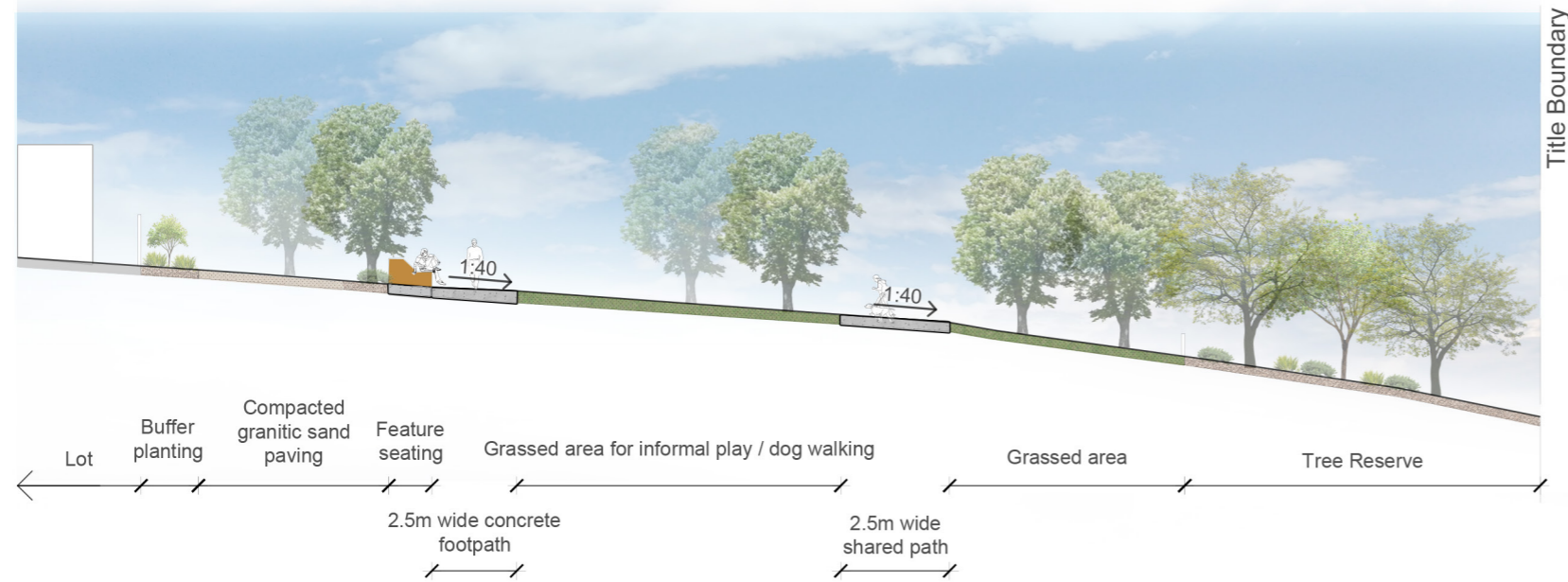


4.1 Local Park

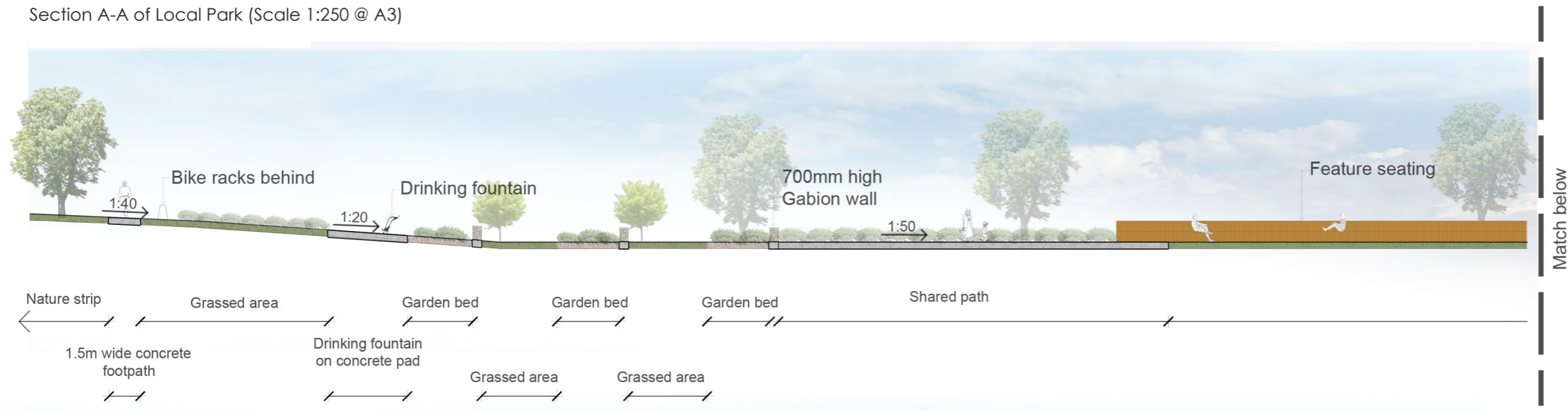


4.2 Neighbourhood Park

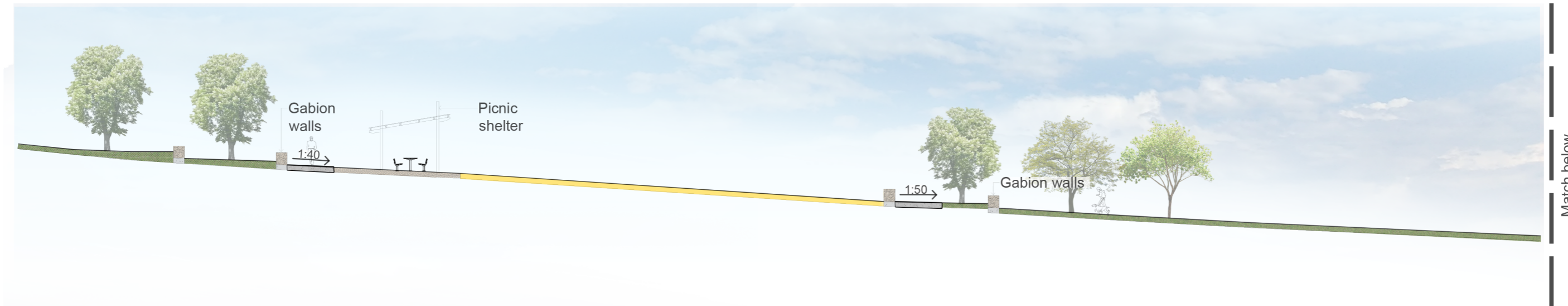




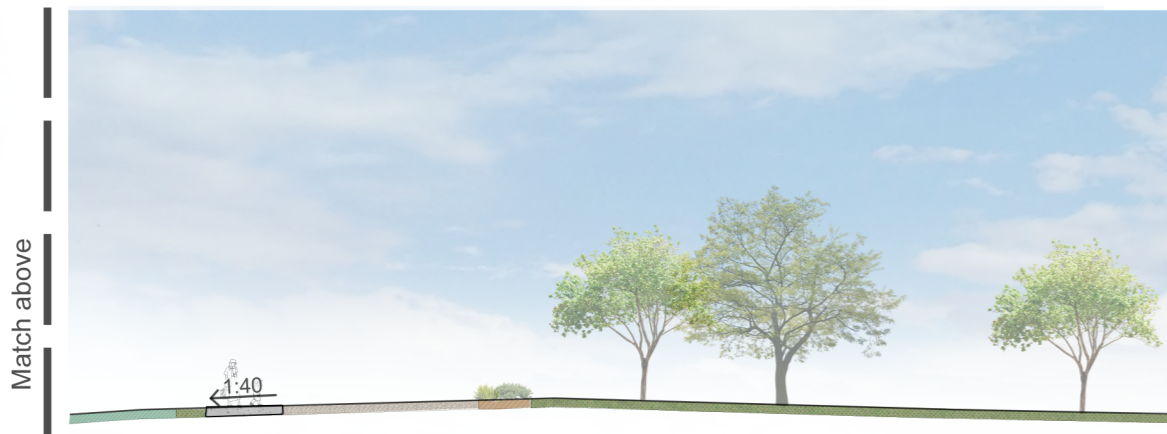
Section A-A of Local Park (Scale 1:250 @ A3)



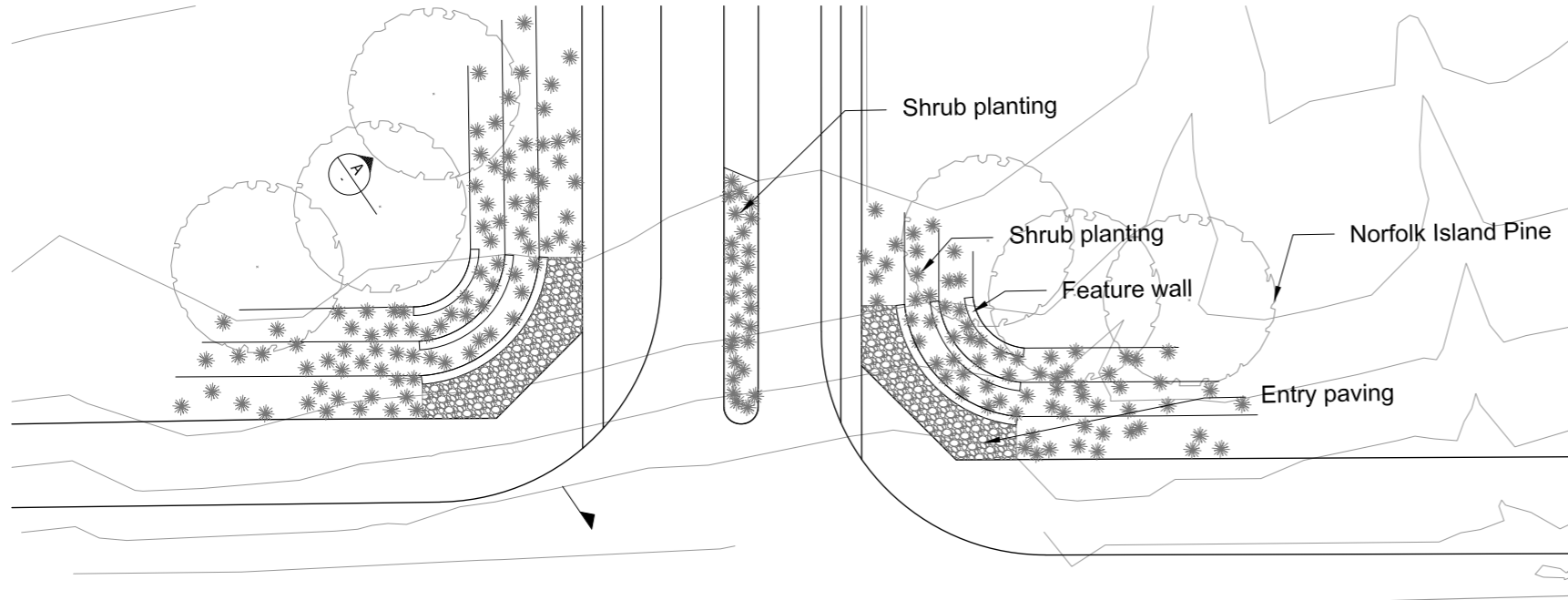
Section B-B of Local Park (Scale 1:250 @ A3)



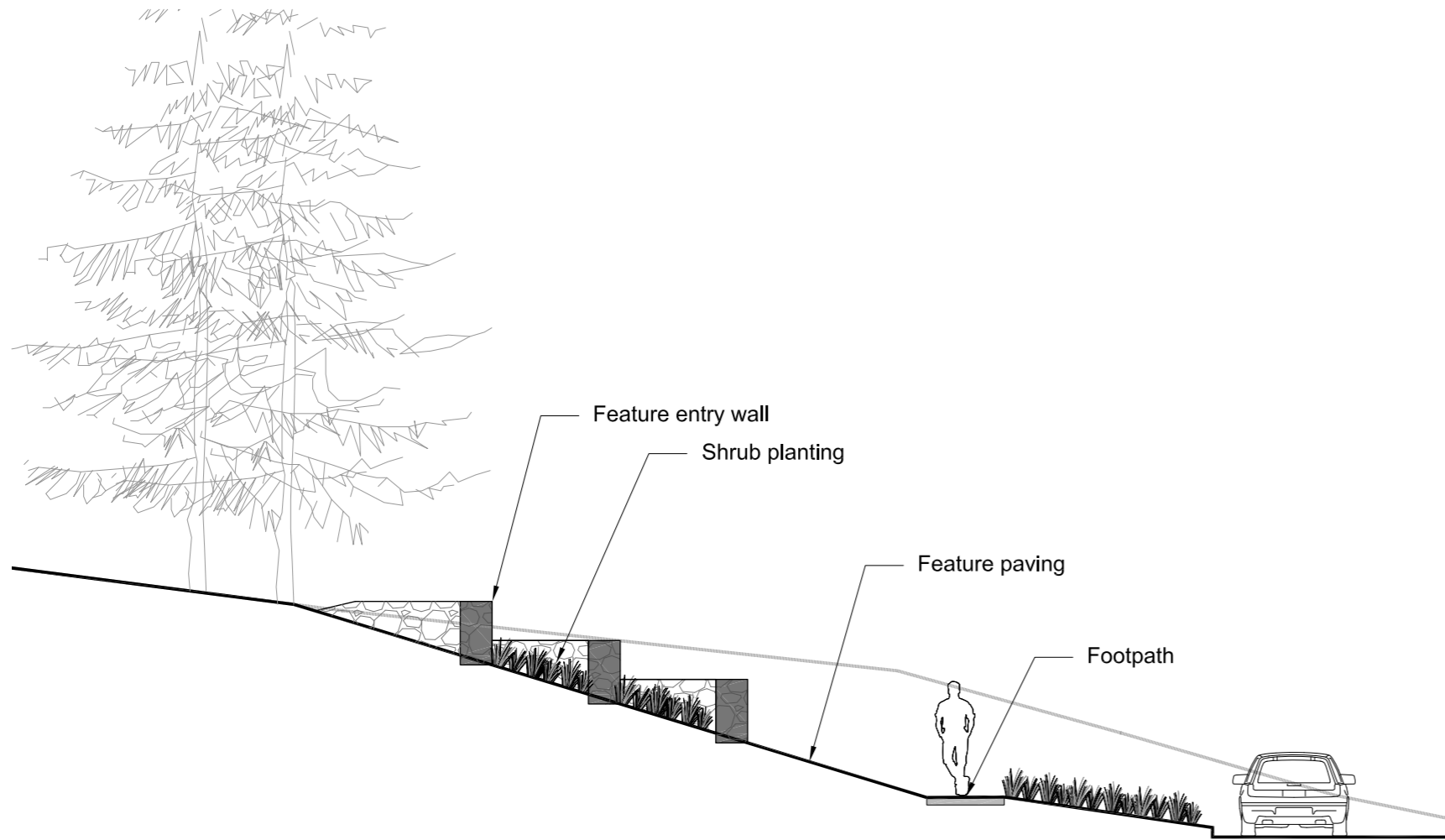
Section C-C of Neighbourhood Park (Scale 1:250 @ A3)



Section D-D of Neighbourhood Park (Scale 1:250 @ A3)



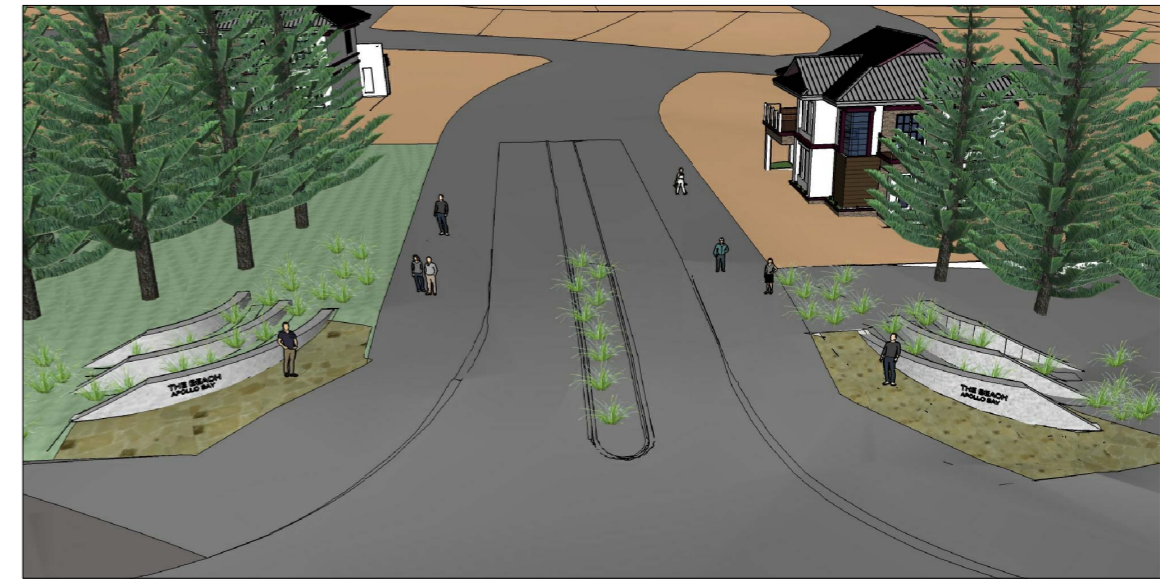
ENTRY STATEMENT CONCEPT PLAN
Scale 1:400 @A3



SECTION A
Scale 1:100 @A3



ILLUSTRATIVE IMAGE 1



ILLUSTRATIVE IMAGE 2



ILLUSTRATIVE IMAGE 3

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