

INSET1 @ 1:1000



LEGEND

- Site Boundary
- Pedestrian Connection
- Proposed Residential
- Public Open Space
- Encumbered Open Space
- Existing Residential
- Farm Zone
- Trees to be retained with TPZ
- Trees to be removed
- Stage Boundary

INSET LEGEND

- 1% AEP water level
- 20% AEP water level
- TEDD
- Water body
- Grassed area
- Macrophyte zone planting
- Rock beaching
- Access track
- Vehicle exclusion fence
- Visually permeable fence
- Sediment drying pad
- Street tree as nominated
- Reserve tree (per EVC)

STREET TREE LEGEND

- Pyrus 'Chanticleer' - Ornamental Pear
- Angophora costata - Smooth-barked Apple
- Melia azederach - White Cedar (Low Fruiting)
- Quercus palustris - Pin Oak
- Eucalyptus leucoxyton 'Euky Dwarf' - Yellow Gum

Eastern Reserve

JACKSON STREET

STEPHENSON STREET

Reserve

Drainage Reserve (see INSET1)

AUSTIN STREET

BATSON STREET

Future Road

WSUD Planting Schedules
 Drainage assets are to be vegetated in accordance with the following EVC Benchmarks:
 EVC 647: Plains Sedgy Wetland
 EVC 56: Floodplain Riparian Wetland

NOTES

- Street tree locations are indicative only.
- Detailed landscape design to incorporate passive recreation opportunities in the Drainage Reserve.
- Refer to Detailed Civil design documentation by PLANIT (Rev A) for details of road cross-sections, service offsets and drainage reserve specifics.
- Permanent tree protection fencing may be required in the tree reserve subject to detailed design.

Landscape Master Plan

135 Austin Street, Winchelsea

ref: WC201911
 rev: N
 date: 13 October 2025
 drawn: HW

SURF COAST SHIRE COUNCIL
Planning Department

16/10/2025

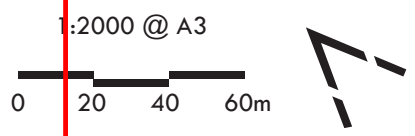
PG19/0086-1 / D25/186407

PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME
 This Development Plan complies with the requirements of Clause 43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086-1
 Date: 20/03/2026 Sheet No: 1 of 4

Digitally Signed by the Responsible Authority
 Mathew Mertuszka

THIS IS NOT A BUILDING APPROVAL



LANDSCAPE & URBAN DESIGN
 abn: 22 634 500 351

please note:
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FURNITURE & FENCING



Visually Permeable Fence



Indicative Vehicle Exclusion Bollards

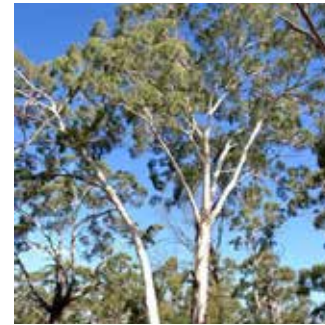


'Woodgrove' Seat (Furphy Foundry)

INDICATIVE RESERVE PLANTING PALETTE



Acacia implexa
Lightwood



Eucalyptus viminalis
Manna Gum



Corymbia ficifolia
Scarlet Flowering Gum



Angophora hispida
Dwarf Apple



Acacia cognata
River Wattle



Austrostipa stipoides
Prickly Spear-grass



Correa reflexa
Native Fuschia



Leucophyta brownii
Cushion Bush



Lomandra longifolia 'Tanika'
'Tanika' Mat-rush

NOTES

Visually Permeable Fence is to be constructed on the interface between residential lots and public reserves, not including electrical kiosks.
Vehicle Exclusion Barrier is detailed and located in the Civil documentation.
Typical cross sections provided by civil contractor and are not to scale.

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Landscape Master Plan - Materials & Reserve Planting Palette

135 Austin Street, Winchelsea

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PG19/0086-1 / D25/186407

1:2000 @ A3
0 20 40 60m



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FURNITURE & FENCING



Visually Permeable Fence



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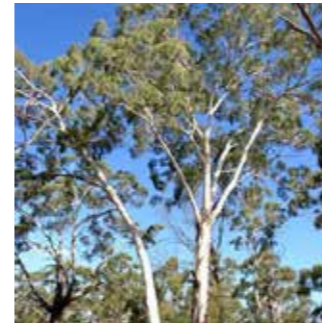


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Landscape Master Plan - Materials & Reserve Planting Palette

135 Austin Street, Winchelsea

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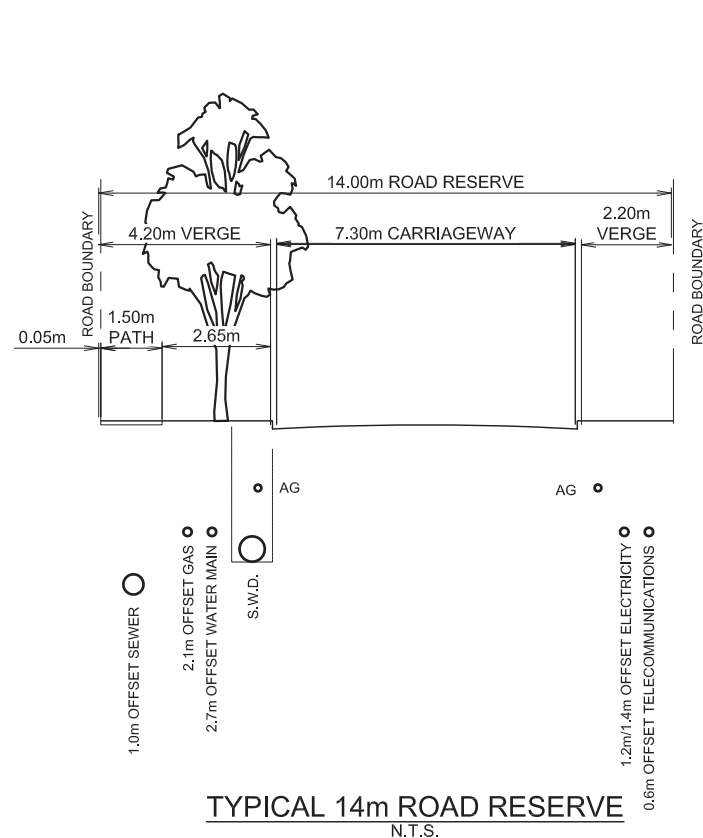
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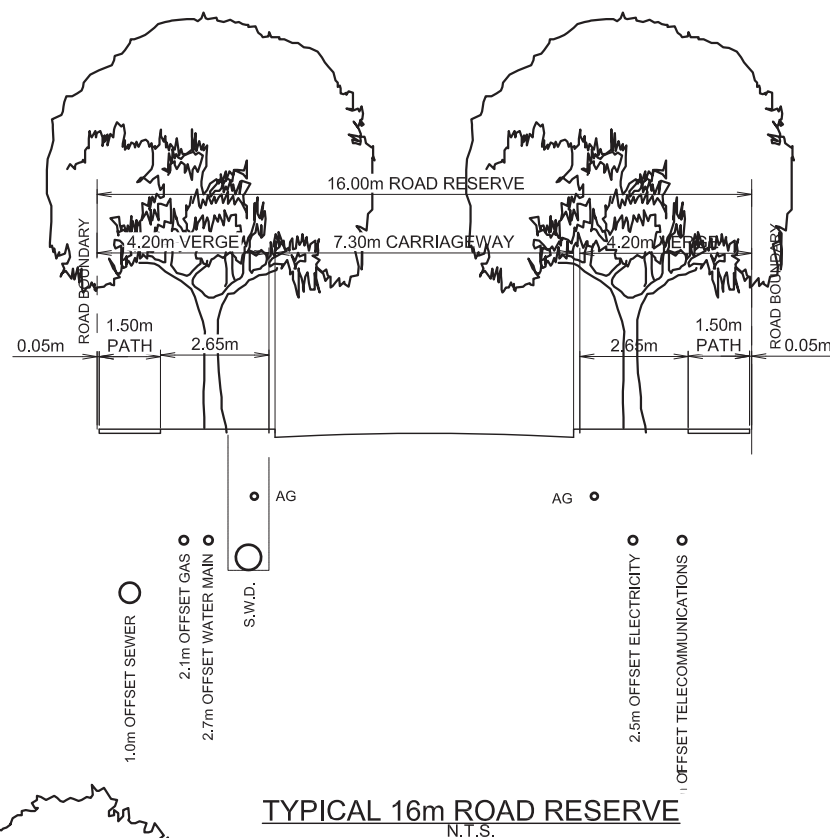
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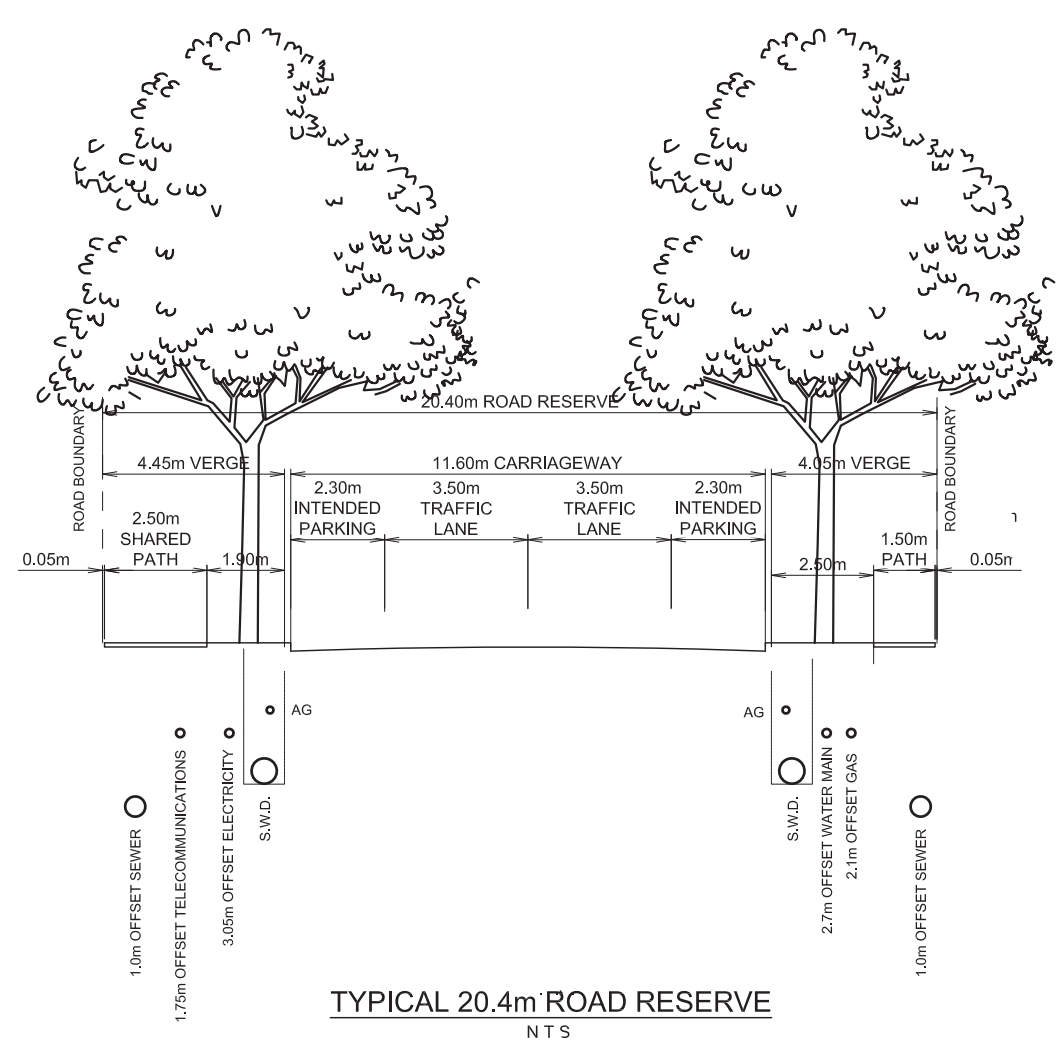




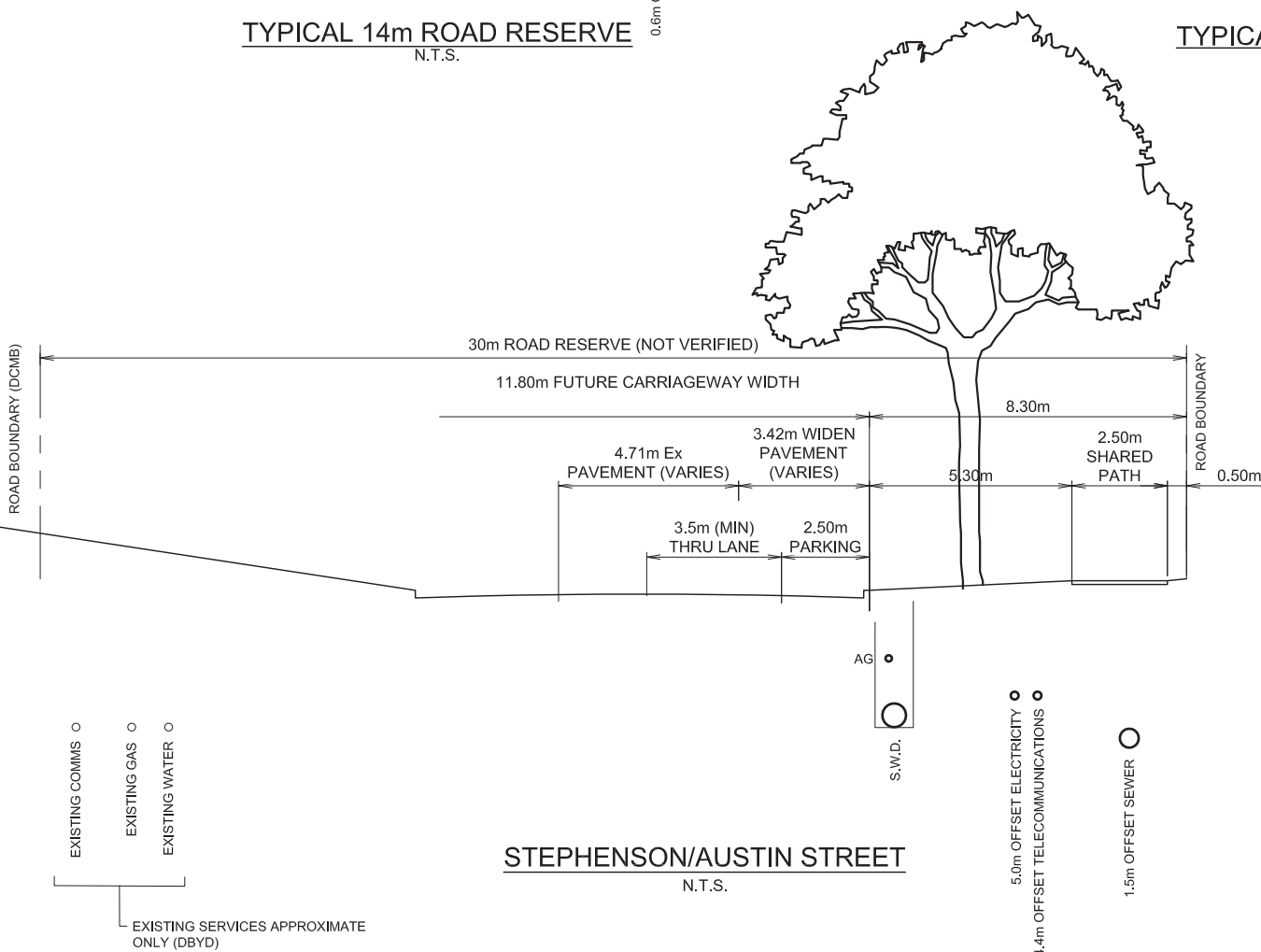
TYPICAL 14m ROAD RESERVE
N.T.S.



TYPICAL 16m ROAD RESERVE
N.T.S.



TYPICAL 20.4m ROAD RESERVE
N.T.S.



STEPHENSON/AUSTIN STREET
N.T.S.

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Landscape Master Plan - Typical Road Cross-sections

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