



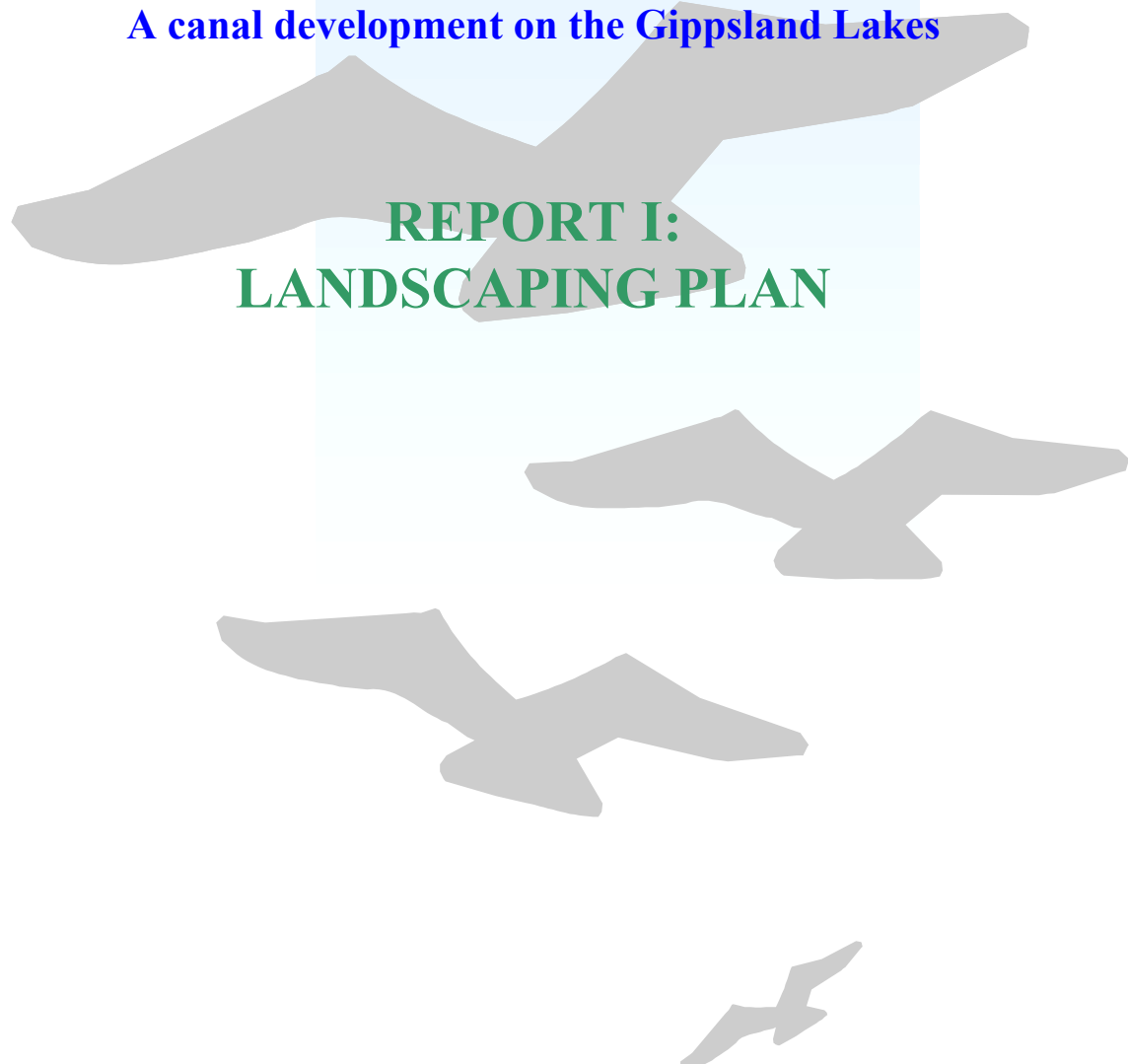
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**ENVIRONMENT EFFECTS STUDY**

**WELLINGTON WATERS**

**A canal development on the Gippsland Lakes**

**REPORT I:  
LANDSCAPING PLAN**



**WELLINGTON WATERS DEVELOPMENT  
THE LANDSCAPE APPROACH  
TRACT CONSULTANTS PTY LTD**

**Introduction**

The environmental report (Australian Corporate Environmental) outlines in detail the significance of the area in general and the site in particular with reference to a particular philosophy for practical application and demonstration of integrated ecological and economic sustainability.

The landscape philosophy has been developed in full consideration of the Gippsland Lakes Coastal Action Plan 1999, the Victorian Coastal Strategy 1997 and the Coastal Management Act. It is significant to note the owner's interest in "ecological sustainable tourism" is also considered a key development principle, in maintaining the long-term health of the Gippsland Lakes biological assets and minimising disruption to natural systems.

**The Context**

The site is ideally situated with predominate north orientation toward Lake Wellington. It is generally low lying and can be broadly described in three distinct but interrelated landscape plant communities:

- *Saline Aquatic Environments (mudflats, swamps)*  
Lower lying land subject to infrequent inundation.
- *Coastal and Salt Marsh Complexes*  
Higher salt marsh with associated tea tree and other coastal vegetation, interfacing with light woodland/open forest.
- *Southern Lowlands*  
Light woodland vegetation with associated understorey plantings, modified as a result of grazing and pastoral pursuits.

**The Development**

An environmentally sensitive, boating focused, "canal" residential community subdivision. Proposed landform is achieved by a simple cut and fill operation to create navigable canals, with surplus fill to create elevated residential allotments, adjacent natural wildlife reserves.

**The Landscape Concept**

The landscape intent is to enhance the development theme of a "unique" ecological sustainable development" which recognises the natural bio-diversity as a major attraction to investors, residents and visitors alike.

The landscape masterplan comprises three basic zones with associated landscape treatments:

**1. Wildlife Reserves (Foreshore, Swamp, Wetlands)**

Comprehensive revegetation program of strictly endemic species eg. Melaleuca sp. Leptospermum sp., Atriplex, Olearia, Acacia, Helichrysum, Pomaderris, etc. in appropriate communities, to encourage biodiversity.

**2. Public Open Space (Canalscapes, Streetscapes, Parks and Open Spaces)**

Co-ordinated landscape plantings of species selected from both indigenous and native plant communities. Landscape plantings configured to reinforce circulation, (vehicular, boating, pedestrian, sense of entry, town centre, character, as well as visual screening, wind protection and character definition. Species selection generally could include:

*Trees:* Eucalyptus viminalis, Eucalyptus nitida, Eucalyptus camaldulensis, Corumbia maculata, Banksia integrifolia/ serrata, Casuarina littoralis/stricta, Grevillea robusta, Acacia melanoxylon.

*Larger Shrubs:* Melaleuca lanceolata/armillaris, Myoporum insulare, Leptospermum sp., Leucopogon parviflorus, Bursaria sp., Monotoca sp. and Acacia sp.

*Shrubs:* Atriplex cinerea, Acacia longifolia, Helichrysum paraliu, Olearia axillaris/glutinosa, Rhagodia baccata, Alyxia buxifolia, Correa alba, Pomaderris oraria, Senecio odoratus, Pimelea serpyllifolia, Leucophyta bionmi, Westringia fruticosa.

**3. Private Open Space**

Generally landscape within properties viewed from canals and roads should reflect the native environment and all species should be selected on the basis of public open space above.

The development plan recognises the need may exist for individual preference for exotic plantings (eg. flowering or fruiting specimens).

Planting of this nature would be permitted in private courtyards or on private property where screened from view, at the discretion of the design panel.

**Conclusion**

The implementation of the landscape themes will provide the critical "overlay" that will harmonise all elements of this development into a unique lakeside environment, minimising any visual impacts. The newly created "island" wildlife reserves, by way of isolation from feral predators and managed revegetation will become a haven for the full range of endemic fauna.