

BARWON HEADS HOTEL TOWN PLANNING DESIGN REPORT - LANDSCAPE

17.03.2026

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tnla and
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tnla and associates pay our respect to elders
past and present and acknowledge that
sovereignty has never been ceded.

LANDSCAPE STRATEGY

- CONTRIBUTE TO LOCAL BIODIVERSITY BY INCREASING THE BIOMASS AND DIVERSITY OF PLANT SPECIES INCLUDED IN THE LANDSCAPE;
- DESIGN SPACES THAT WILL BECOME HIGHLY ACTIVATED AND A POSITIVE ADDITION TO THE BARWON HEADS COMMUNITY;
- CREATE A ROBUST LANDSCAPE MADE FROM SIMPLE MATERIALS, PROVEN PLANTING AND BOLD FORMS THAT CAN BE MANAGED AND MAINTAINED;
- PROVIDE CLEAR AND INTEGRATED ACCESS;
- USE HIGH QUALITY LANDSCAPE DESIGN TO INTEGRATE THE PROPOSED DEVELOPMENT WITH THE SURROUNDING STREETS AND ENHANCE THE NEIGHBOURHOOD;
- ENSURE THAT COMMUNAL OPEN SPACES HAVE ACCESS TO SUNLIGHT WHILST ALSO PROVIDING ADEQUATE SHELTER AND WIND PROTECTION;
- MAXIMISE OPPORTUNITIES FOR SOCIAL INTERACTION THROUGH ARRANGEMENT OF SEATING AND VIEW.
- MAKE BOUNDARIES AND INTERFACES GREEN, VERDANT AND ALIVE.

MAINTENANCE

THE MAINTENANCE NEEDS OF ANY LANDSCAPE ARE ABSOLUTELY TIED TO THE RESOLUTION OF THE DESIGN AT PLANNING LEVEL. THIS PROPOSAL ATTEMPTS TO NEGOTIATE THE DESIRE FOR A VERDANT PLANTED AREAS WITH THE NEED TO ENSURE THAT THESE PLANTINGS HAVE LONGEVITY WITHIN A LOW-MAINTENANCE ENVIRONMENT. THE PROPOSAL INCLUDES:

- A STRONG PALETTE OF PROVEN PERFORMING PLANTS WHICH ARE TOLERANT OF LOW-WATER CONDITIONS, HOT SUMMER DAYS AND INCESSANT COASTAL WINDS;
- A PLANTING PALETTE THAT UTILISES SEVERAL SPECIES FOR EACH APPLICATION ENSURING SEASONAL CHANGE AS WELL A CONSISTENT LEVEL OF AMENITY SHOULD ONE OF THE SPECIES UNDER PERFORM;
- SMALL SCALE MASS PLANTING WITHIN A WELL-DESIGNED SUITE OF HARDSCAPE ELEMENTS ENSURING THAT THE FAILURE OF AN INDIVIDUAL SPECIMEN WILL BE CONTAINED, PERMITTING DELAYED MAINTENANCE
- ALLOWANCE FOR IRRIGATION AND MAINTENANCE OF ALL COMMUNAL SPACES BY THE BODY CORPORATE OR OWNERS CORPORATION.

LIGHTING

LIGHTING IS AN IMPORTANT PART OF THE LANDSCAPE AND CREATES A DYNAMIC ADDITION THAT ACTIVATES THE OUTDOOR SPACES AT NIGHT. LIGHTING WILL ALSO BE USED FOR SAFETY REASONS, WITH CONTINUOUS ILLUMINATION ALONG PATHS AND FEATURE LIGHTING TO DENOTE BUILDING ENTRANCES.

AS WELL AS THESE FUNCTIONAL PURPOSES, LIGHTING WILL ALSO BE USED IN A CONSIDERED WAY, TO DRAW ATTENTION TO AND HIGHLIGHT, LANDSCAPES FEATURES SUCH AS SCULPTURAL PLANTING, AND LANDSCAPE FIXTURES. LIGHTING IN THESE AREAS WILL BE LOCATED SO THAT IT DOES NOT CAUSE LIGHT SPILL TO NEIGHBOURING RESIDENTS, PROPERTIES OR ROADS AND WILL BE DESIGNED TO CONFORM TO AUSTRALIAN STANDARDS INCLUDING AS 4282:1997.

A LESS IS MORE APPROACH IS PREFERRED.
NOTE: IMAGES SHOWN FOR ARE INDICATIVE ONLY AND WILL BE DEVELOPED FURTHER AS PART OF THE OVERALL DETAIL DESIGN PROCESS.



Illuminated outdoor steps



Embedded feature lighting strips



Accent lighting to gardens

PAVING & HARDSCAPE MATERIALS

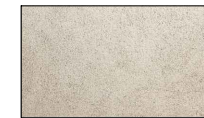
A SUITE OF HARD LANDSCAPE MATERIALS HAS BEEN SELECTED TO PROVIDE A DURABLE, SUSTAINABLE AND ROBUST GROUND PLANE FINISH TO PROVIDE A QUALITY EXTERIOR SETTING FOR THE PROJECT AND ITS WIDER CONTEXT. OVERALL MATERIAL CHOICES PRIVILEGE NATURAL AND INTEGRAL MATERIALS SUCH AS STONE, CONCRETE, TIMBER AND STEEL THAT DO NOT REQUIRE UNNECESSARY AMOUNTS OF SECONDARY TREATMENTS.



Bluestone with textured saw cut finish



Recycled brick



Rendered blockwork wall

PLANTING DESIGN

THE PLANTING SCHEME FOR BARWON HEADS HOTEL USES A PREDOMINANTLY NATIVE PALETTE, CHOSEN FOR THE SCULPTURAL CHARACTERISTICS AND TO TIE IN WITH THE GREATER FORESHORE ENVIRONMENT. EXOTIC FEATURE PLANTS ARE USED TO HIGHLIGHT SMALLER MORE INTERIOR SPACES AND ALSO TO PROVIDE SHADE IN SUMMER AND WINTER SUN.

PLANTING IS INTENDED TO:

- ESTABLISH THE VARIOUS URBAN SPACES AND STREETScape AS A SERIES OF DIVERSE 'SOFT' AND 'HARD' LANDSCAPE SPACES;
- INCORPORATE SOIL VOLUME AND IRRIGATION WITHIN THE CONSTRAINTS OF THE SITE;
- USE LANDSCAPE ELEGANTLY TO TIE IN WITH THE BARWON HEADS IDENTITY;
- BE ROBUST, SUITED TO THE AVAILABLE ASPECT, WORK WITH SALT WINDS, INTERMITTENT RAINFALL AND MINIMISE WATER USE.



Mussel shell mulch



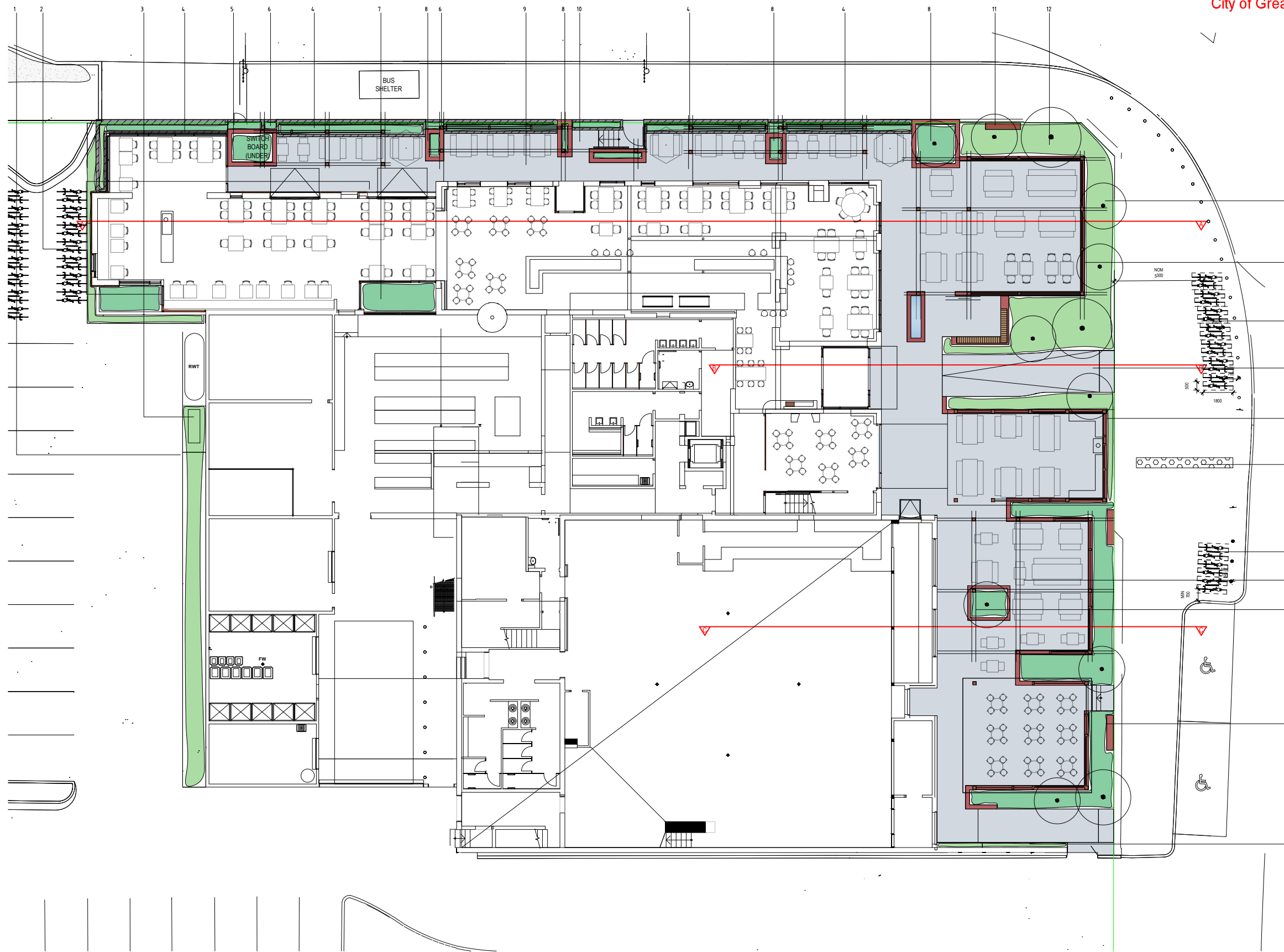
Recycled brick mulch

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| | | | | | | | |
|----------------------|------|-------------|------|---|--|-----------------------|-----------------|
| <p>LEGEND</p> | REV. | DESCRIPTION | DATE | <p>tnla and associates 6 Aldersyde Court, Ocean Grove, VIC, 3226 ph/fax: (03) 5255 2385 e: timnic@tnla.com.au w: www.tnla.com.au This office is located on Wadawurrung Country. tnla and associates pay respect to elders past and present and acknowledge that sovereignty has never been ceded.</p> | <p>Client Six Degrees Architects Project Name Barwon Heads Hotel Wadawurrung Country</p> | Status: TOWN PLANNING | |
| | | | | | | Scale: | Date: 17-Mar-26 |
| | | | | | | Drawn By: AC/CR | Design: AC/TN |
| | | | | | | Approved: TN | Checked By: TN |
| | | | | Project No: | Drawing No: 25.05 L01 | Rev No: . | |
| | | | | | Paper: A3 | North: | |
| | | | | <p>Drawing Title: Landscape Strategy & Materials</p> | | Plot Date: 17-Mar-26 | |

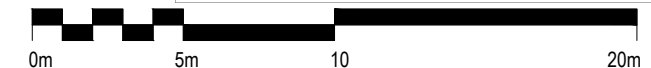
The builder shall check and verify all dimensions and verify all errors and omissions to the Landscape Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Landscape Architect for construction.

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1. GARDEN BED TO REAR OF BARWON HEADS HOTEL WITH LOW MAINTENANCE INDIGENOUS PLANTING TO SOFTEN PRESENCE OF BUILDING.
2. 15 No. BIKE HOOPS FOR STAFF (BY ARCHITECTS).
3. GARDEN BED AT GROUND LEVEL TO FURTHER ASSISTS IN SOFTENING PRESENCE OF WALL FROM THE STREET.
4. 800mm HIGH (INTERNAL HEIGHT) BLOCKWORK WALL (BY ARCHITECTS) WITH TEXTURAL FEATURE PLANTING AND RECYCLED RED CRUSHED BRICK MULCH.
5. SWITCHBOARD CUPBOARD TO BE ACCESSED FROM FOOTPATH WITH RAISED BRICK GARDEN OVERHEAD (BY ARCHITECTS) FOR TEXTURAL FEATURE PLANTING TO CASCADE DOWN WALL.
6. SMALL, STREET FACING GARDEN ALONG BOUNDARY WALL WITH CLIMBING AND TRAILING SPECIES SUCH AS PARTHENOCCISSUS TRICUSPIDATA (BOSTON IVY).
7. LUSH, EFFUSIVE GARDEN TO KITCHEN WINDOW TO PROVIDE BOTH A TEXTURAL OUTLOOK AS WELL AS FRAME THE VIEW INTO KITCHEN.
8. NOM. 1100mm HIGH (INTERNAL HEIGHT) BRICK GARDEN BEDS TO NORTHERN TERRACE (BY ARCHITECTS) WITH TEXTURAL FEATURE PLANTING TO CASCADE DOWN WALL AND RECYCLED RED CRUSHED BRICK MULCH.
9. BLUESTONE PAVING TO TERRACE (BY ARCHITECTS).
10. EXISTING ENTRY POINT TO BE REPLACED WITH BOTH BLOCKWORK AND BRICK RAISED GARDEN BEDS (BY ARCHITECTS), WITH TEXTURAL FEATURE PLANTING TO CASCADE DOWN WALL AND RECYCLED RED CRUSHED BRICK MULCH.
11. RECYCLED BRICK SEATING TO FOOTPATH TO ENHANCE THE SENSE OF ENTRY AND PROVIDE A MEETING AND WAITING SPACE.
12. INDIGENOUS PLANTING TO EASTERN PERIMETER TO FEATURE DUNAL LANDSCAPE PLANTING WITH MUSSEL SHELL MULCH, PROVIDING IMPORTANT LINK AND CONNECTION TO ADJACENT BARWON RIVER LANDSCAPE.
13. SMALL FEATURE INDIGENOUS TREES SUCH AS MELALEUCA LANCEOLATA (MOONAH'S) AROUND EASTERN PERIMETER. MOONAH'S TO BE CLIPPED AND PRUNED TO MAINTAIN SHAPE AND FORM AND ENSURE VIEWS OUT TO THE BARWON RIVER ARE MAINTAINED.
14. RECYCLED BRICK RETAINING WALL (BY ARCHITECTS) TO OUTDOOR DINING TERRACES TO PROVIDE A SENSE OF ENCLOSURE AND WEATHER PROTECTION.
15. 7 No. BIKE HOOPS TO EWING BLYTH DRIVE FOR VISITORS AND GENERAL PUBLIC USE.
16. EXISTING ENTRY POINT TO BE MAINTAINED WITH NEW ENTRY WALKWAY (BY ARCHITECTS).
17. EXISTING TACTILE INDICATORS TO BE REPLACES LIKE FOR LIKE.
18. 3 No. BIKE HOOPS TO EWING BLYTH DRIVE FOR VISITORS AND GENERAL PUBLIC USE WITH 3 No. BOLLARDS (TO MATCH EXISTING) TO PROVIDE BARRIER BETWEEN FOOTPATH AND ROAD.
19. GLAZING TO TOPS OF PERGOLAS TO ALLOW ALL WEATHER USE OF OUTDOOR TERRACES (BY ARCHITECTS) WITH CLIMBING GRAPEVINES FOR SUMMER SHADE AND WINTER SUN.
20. SMALL BRICK GARDEN BED (800mm HIGH) (BY ARCHITECTS) WITH TEXTURAL FEATURE PLANTING TO CASCADE DOWN WALL AND RECYCLED RED CRUSHED BRICK MULCH.
21. SMALL SLOT GARDEN TO BAND ROOM ENTRY RAMP TO SOFTEN PRESENCE OF WALL.

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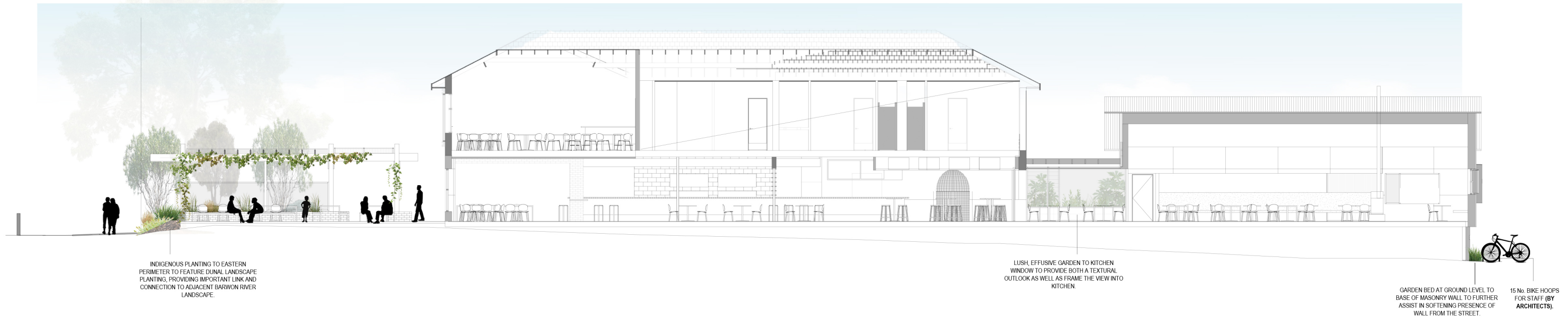
| LEGEND | | REV. | DESCRIPTION | DATE |
|--------|--|------|-------------|------|
| | PROPOSED TREE - EVERGREEN | | | |
| | PROPOSED TEXTURAL FEATURE PLANTING | | | |
| | PROPOSED INDIGENOUS DUNE PLANTING | | | |
| | PROPOSED RECYCLED BRICK SEAT | | | |
| | PROPOSED BLUESTONE PAVING (BY ARCHITECTS) | | | |
| | PROPOSED WALL MOUNTED TIMBER SEAT (BY ARCHITECTS) | | | |
| | PROPOSED RENDERED RETAINING WALL (BY ARCHITECTS) | | | |
| | PROPOSED RECYCLED BRICK RETAINING WALL (BY ARCHITECTS) | | | |
| | PROPOSED PERGOLA STRUCTURE (BY ARCHITECTS) | | | |

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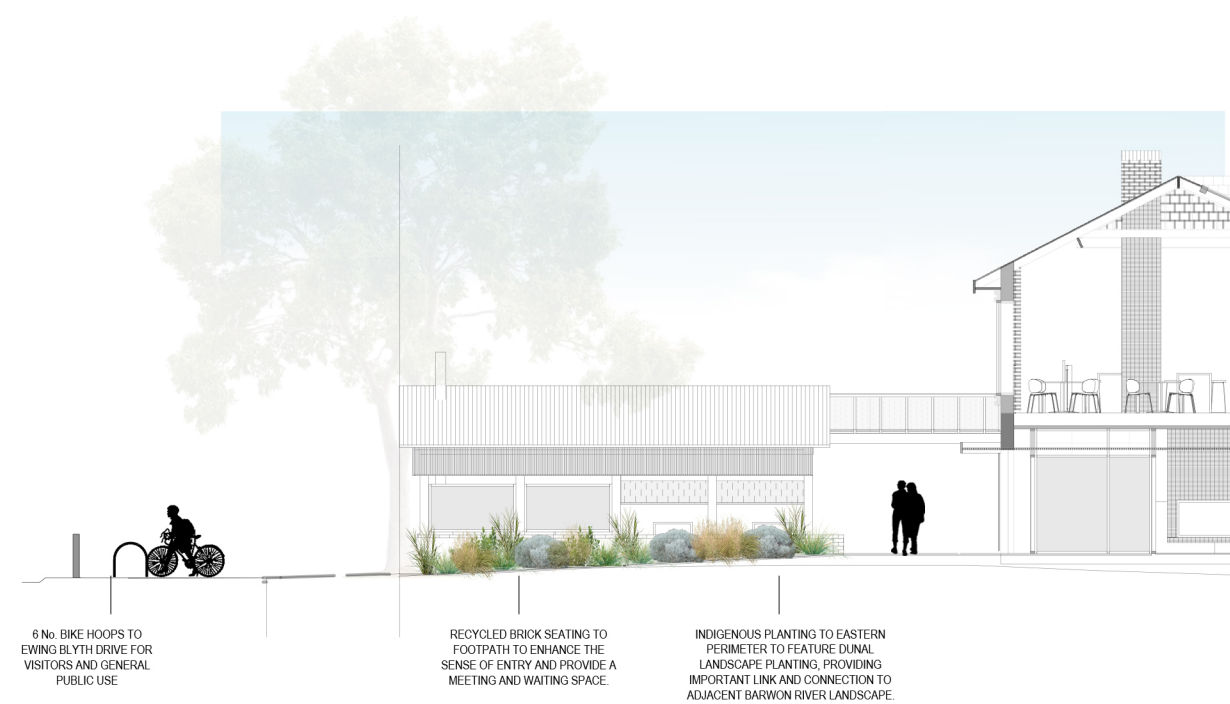
Client
Six Degrees Architects
 Project Name
Barwon Heads Hotel
 Wadawurrung Country

Drawing Title:
Concept Plan
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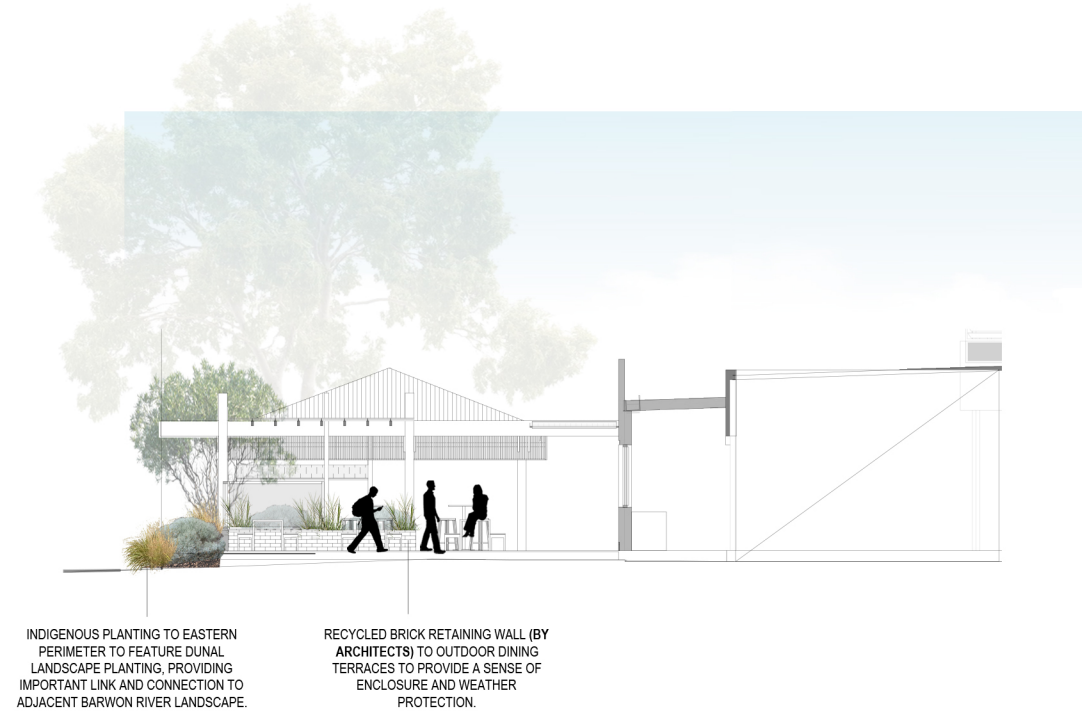
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| Status: TOWN PLANNING | |
| Scale: 1:250 | Date: 17-Mar-26 |
| Drawn By: AC/CR | Design: AC/TN |
| Approved: TN | Checked By: TN |
| Project No: | Drawing No: Rev No: |
| | 25.05 L02 |
| Paper: A3 | North: |
| Plot Date: | 17-Mar-26 |



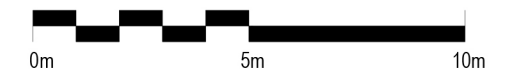
SECTION A (EAST TO WEST)
1:175



SECTION B (EAST TO WEST)
1:175



SECTION C (EAST TO WEST)
1:175



| | | | | | | | |
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| | | | | | Project Name Barwon Heads Hotel Wadawurrung Country | Scale: 1:175 | Date: 17-Mar-26 |
| | | | | | Drawing Title: Sections A, B & C <small>This drawing is copyright and remains the property of tnla and associates</small> | Drawn By: AC/CR | Design: AC/TN |
| | | | | | | Approved: TN | Checked By: TN |
| | | | | | | Project No: 25.05 | Drawing No: L03 |
| | | | | Paper: A3 | North: | Plot Date: 17-Mar-26 | |

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City of Greater Geelong, Statutory Planning - Date Received 24/03/2026

Barwon Heads Hotel

Barwon Heads

Wadawurrung Country

Concept Material & Planting Palette

MATERIAL PALETTE - North Outdoor Terrace

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Slot garden to north western footpath to allow climbing plants to grow up the wall and soften presence from street



Lush, effusive planting to kitchen window to frame views both in and out of the kitchen



Bougainvillea to top of western boundary to spill down rendered wall



Recycled crushed red brick mulch to raised garden beds



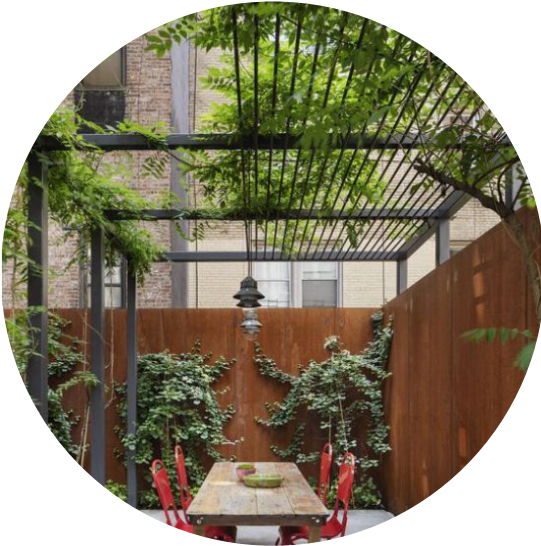
Planting to cascade down walls, softening presence of wall from terraces and footpath



Raised brick garden beds to outdoor areas

MATERIAL PALETTE - North & East Outdoor Terrace

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Pergola with grape vines to outdoor terraces to provide summer shade and winter sun



Raised brick walls to Ewing Blyth drive to provide a sense of enclosure



Brick seat to entry on Ewing Blyth Drive



Layered indigenous dunescape planting to eastern perimeter to batter up to outdoor terraces.



Clipped moonahs to eastern perimeter to maintain shape and form and retain views to the Barwon River



Mussel shell mulch to ground level garden beds to eastern perimeter

PLANTING PALETTE - Indigenous Dune Planting - Groundcovers

* INDIGENOUS
^ NATIVE
~ EXOTIC

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**Dichondra repens* - Kidney Weed



**Carpobrotus rossii* - Karkalla



**Disphyma crassifolium* - Noon Flower



**Tetragonia implexicoma* - Bower Spinach



**Threkeldia diffusa* - Coast Bonefruit



**Clematis microphylla* - Small-leaved Clematis

PLANTING PALETTE - Indigenous Dune Planting - Groundcovers & Clumpers

* INDIGENOUS
^ NATIVE
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**Zygotyllum billardieri* - Coast Twin Leaf



**Suaeda australis* - Seabite



**Ficinia nodosa* - Knobby Club Rush



**Lomandra longifolia* - Spiny-headed Matt Rush



**Dianella revoluta* - Black Anther Flax Lily



**Lepidosperma gladiatum* - Coast Sword Sedge

PLANTING PALETTE - Indigenous Dune Planting - Grasses

* INDIGENOUS
^ NATIVE
~ EXOTIC

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*Austrostipa stipoides - Coast Spear Grass



*Poa poiformis - Coast Tussock Grass



*Poa labillardieri - Common Tussock Grass



*Poa sieberiana - Grey Tussock Grass



*Themeda triandra - Kangaroo Grass



*Austrostipa mollis - Soft Speargrass

PLANTING PALETTE - Indigenous Dune Planting- Wildflowers & Shrubs

* INDIGENOUS
^ NATIVE
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*Pimelea serpyllifolia - Thyme Rice Flower



*Hibbertia obtusifolia - Silky Guinea-flower



*Pimelea humilis - Common Rice-flower



*Leucophyta brownii - Cushion Bush



*Alyxa buxifolia - Seabox



*Correa alba - White Correa

PLANTING PALETTE - Indigenous Dune Planting- Wildflowers & Shrubs

* INDIGENOUS
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*Rhagodia candolleana - Seaberry Saltbush



*Correa reflexa - Native Fuschia



*Leptospermum laevigatum - Coast Tea Tree



*Banksia marginata - Silver Banksia



*Allocasuarina verticillata - Drooping Sheoak



*Melaleuca lanceolata - Moonah

PLANTING PALETTE - Textural Feature Planting - Groundcovers & Grasses

* INDIGENOUS
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~Rosmarinus horizontalis- Creeping Rosemary



~Senecio serpens - Blue Chalksticks



*Viola hederacea - Native Violet



^Westringia mundi - Mundi Westringia



^Alpinia spp - Native Ginger



~Arthropodium cirratum- New Zealand Flax Lily

PLANTING PALETTE - Textural Feature Planting - Grasses & Shrubs

* INDIGENOUS
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*Austrostipa stipoides - Coast Spear Grass



^Dianella 'Cherry Red' - Flax Lily



*Ficinia nodosa- Knobby Club Rush



^Lomandra 'Tanika' - Matt Rush



^Acacia glaucoptera- Clay Wattle



^Correa glabra - Rock Correa

PLANTING PALETTE - Textural Feature Planting - Shrubs & Upperstorey

* INDIGENOUS
^ NATIVE
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**Pimelea humilis* - Common Riceflower



~*Tetrapanax payrifera* - Rice Paper Plant



**Banksia marginata* - Silver Banksia



~*Vitus* spp - Ornamental Grapevine



~*Parthenocissus tricuspidata* - Boston Ivy



~*Bougainvillea* spp - Bougainvillea