



Car parking for Round the Heads trail users to 'park and cycle/walk' located with easy access from Barwon Heads Road

Opportunity to create local sports facility to cater for expanding local clubs, with a sports pavilion providing for change facilities for clubs and publicly accessible toilet facilities that would also cater to cyclists and walkers on the Round the Heads trail

Utilise existing man-made water feature to cater for wetland and water quality treatment within the site

Opportunity to assist in delivering an ecologically sensitive trail connection to assist in facilitating the 'Round the Heads Trail' project without imposing on Lake Connewarre Wildlife Reserve land

Retain indigenous Moonah trees and include as a landscape feature of the site design

Setback 50m from Ramsar boundary

Water Body Area (ha)
TOTAL WETLAND AREA: 5.35ha

Provide at least 100m setback for development from boundary to protect ecological values of Lake Connewarre Wildlife Reserve and Murnaghurt Lagoon.

Provide wetlands and water quality treatment along interface with ecologically sensitive areas to ensure all stormwater is treated and detained within the site before water is released into the ecologically sensitive waterways to the west and south-west of the site

Opportunity for second access to site from Barwon Heads Road if required

Integrated Child Care, Medical Centre and Coffee Shop facility to provide for local needs and complement the Aged Care and retirement uses within the site

A boulevard entry from Barwon Heads Road provides access to the site as well as providing viewlines through to the Lagoon and coastal dunes to the south-west. The boulevard could also provide the opportunity for a central swale design that could facilitate water sensitive urban design

Road network has been designed so that streets maximise open vistas to Murnaghurt Lagoon and coastal dunes

Pedestrian access for retirement village residents to open space network

Utilise existing street connection but make it indirect/one way to limit traffic impacts on existing development

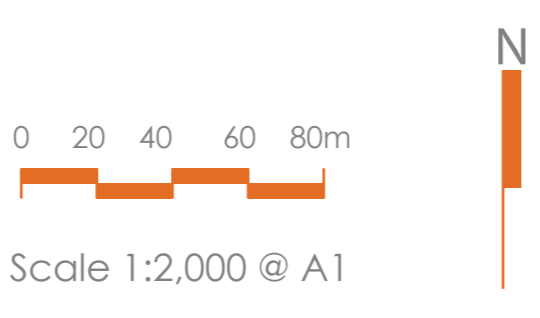
Provide additional setbacks and land alongside rural conservation zone and southern boundary directly adjacent to the lagoon

Opportunity for local recreation adjacent to wetland and water quality treatment areas to provide facilities for the local community

MURNAGHURT LAGOON

BARWON HEADS GOLF COURSE

BARWON HEADS PRIMARY SCHOOL



Preliminary Master Plan

1900 Barwon Heads Road - Barwon Heads