USER DEMOGRAPHICS & PARK FACILITIES

- The predominant resident groups in Point Lonsdale are currently seniors, empty nesters & retirees in the 60-84 age brackets (44% of population), which is higher than that of Melbourne, Geelong and surrounding Bellarine Peninsula.
- There is also a growing category of Parents & Homebuilders in 35-49 age group (20%). The proportion of residents in younger age groups (0-17) makes up a total 20% of the population.
- It is assumed that demographic makeup of age groups of residents at The Point also reflects this, however a higher proportion of young families & homebuilders, empty nesters to elderly retirees would be expected.
- In regards to retirement housing it is noted ‘The Point’ includes a retirement facility located on Shell Road, and that a second larger facility is proposed to the East of Point Boulevard which is reflective of current demand for retirement housing.

Therefore facilities provided at “Town Park” should reflect these demographics and not only cater for younger users but should also be cater for older age groups. Refer to ‘Town Park Playspace’ for play facilities.

CIRCULATION & PARK FACILITIES

EDGES & NODES

- The proposed spatial arrangement of the ‘Town Park’ is generally in keeping with the approved landscape masterplan.
- The main nodes (active, passive, community and arrival) are arranged along the diagonal axis leading to the central ‘social hub’.
- This axis has been softened by introducing a gentle a meander to provide entry to park through two “dune mounds” with Moonah to provide filtered views.
- The “Social Hub” and picnic area has been co-located with the Junior Play area in order to allow for surveillance and proximity of these activities for parents with younger children.
- Senior Play has been separated from Junior Play with a half basketball court provided to cater for older kids/teens.
- A series of viewing nodes are proposed to waterway edge in order to engage joggers/walkers with the waters edge.
- The park edges are predominately soft edges, however there are also segments of boardwalk and revetment/wall edges.
Town Park Design Development
The Point, Point Lonsdale

Legend

- Rock Revetment Edge
- Feature Landmark Trees - i.e. Ficus, Norfolk Island Pine etc
- Boardwalk
- Lean To Shelter & Seating
- 1.5m Pedestrian Pathway
- Informal Tree Planting
- Arrival Node
- Meandering Pathway, Dune Mound & Moonah Grove
- Play Space (Junior)
- Picnic Shelter/BBQ Area & Restroom
- Arrival Node
- Jetty
- Kickabout Area
- Informal Picnic Area
- Viewing Platform/Feature Timber Pilons Marker Buoys
- Parallel Parking
- Scattered Ephemeral Planting to Waterway Edge
- Half Court Basketball (Senior Play)
- Mean Sea Level
- Q10 + 0.220
- Q100 + 0.900
- 3m Shared Path
- Maintenance Access
- Mean Sea Level 0.00
- Q10 + 0.220
- Q100 + 0.900
- 3m Shared Path
- Maintenance Access

The Point - Town Park
Plant Schedule
Prepared by Tract Consultants, September 2017

<table>
<thead>
<tr>
<th>Plant Species</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Araucaria heterophylla</td>
<td>Norfolk Island Pine</td>
</tr>
<tr>
<td>Ficus macrophylla</td>
<td>Moreton Bay Fig</td>
</tr>
<tr>
<td>Acacia melanoxylon</td>
<td>Blackwood</td>
</tr>
<tr>
<td>Melaleuca lanceolata</td>
<td>Moonah</td>
</tr>
<tr>
<td>Banksia marginata</td>
<td>Silver Banksia</td>
</tr>
<tr>
<td>Acacia verticillata</td>
<td>Pricly Moses</td>
</tr>
<tr>
<td>Banksia integrifolia</td>
<td>Coast Banksia</td>
</tr>
<tr>
<td>Callistemon sieberii</td>
<td>River Bottlebrush</td>
</tr>
<tr>
<td>Melaleuca halmaturorum</td>
<td>Salt Paperbark</td>
</tr>
<tr>
<td>Ozothamnus ferrugineus</td>
<td>Tree Everlasting</td>
</tr>
</tbody>
</table>

Ground Cover & Small Shrubs
- Acaena novae zelandiae
- Bidgee widgee
- Poa labillardierei
- Common Tussock-Grass
- Ficinia nodosa
- Knobby Club-sedge
- Lomandra longifolia
- Spiny-headed Mat-rush

Mid Level Shrubs
- Dianella admirata
- Black Anther Flax Lily
- Suaeda australis

Tall Shrubs
- Bursaria spinosa
- Sweet Bursaria
- Leucopogon parviflorus
- Coast Beard-heath
- Leptospermum continentale
- Prickly Tea tree

Ephemeral Salt Marsh Planting
- Deep Marsh Planting (If required)
- Lepilaena spp.
- Water Mat
- Ruppia megacarpa
- Large-fruit Tassel

Wetland Margin Planting
- Ficinia nodosa
- Knobby Club-rush
- Poa labillardierei
- Common Tussock-Grass
Social Hub & Junior Play

1. BUSHWOOD CLIMBING TOWER & SLIDE
2. 5 PIECE SWING
3. CLIMBING TRAIL
4. SPINNING NET
5. CONCRETE EDGE SEAT (400MM HEIGHT)
6. LOW INDIGENOUS PLANTING WITH SCATTERED SHRUBS
7. SOFTFALL SAND
8. PICNIC SEATING
9. SKILLION ROOF PICNIC SHELTER WITH TOILETS, TABLES, CHAIRS & BBQ, [SHELTER TO HAVE LIGHTING PROTECTION]
10. SAWCUT COLOURED CONCRETE
11. JETTY
12. NORFOLK ISLAND PINE
13. INDIGENOUS TREE CLUSTER

BIKE RACKS

YOUNGER PLAY

5 PIECE SWING

SKILLION PICNIC SHELTER

SAND PLAY

LOW INDIGENOUS PLANTING WITH SCATTERED SHRUBS

SOFTFALL SAND

PICNIC SEATING

SKILLION ROOF PICNIC SHELTER WITH TOILETS, TABLES, CHAIRS & BBQ, [SHELTER TO HAVE LIGHTING PROTECTION]

SAWCUT COLOURED CONCRETE

JETTY

NORFOLK ISLAND PINE

INDIGENOUS TREE CLUSTER

BIKE RACKS

Social Hub & Junior Play

Town Park Playspace

The Point, Point Lonsdale

DATE

03.07.2018

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Scale 1:250 (A3)