
Planting Plan for Proposed
Refurbished Turtle Sands
Holiday Park

Prepared for:
Baker

Date:
6 September 2019



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Project Title: Indicative planting plan to augment native vegetation associated with Turtle Sands Holiday Park to capture any residual light spilling from the refurbished park.

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1 Introduction

Turtle Sands Holiday Park (Lot 2 on RP82146) (the Park) is located at Mon Repos Beach. The Park is approximately 13 kilometres north-east of Bundaberg and 375 kilometres north of Brisbane.

The owner of the property has lodged a development application for a code assessable material change of use to redevelop the existing tourist park. The redevelopment of the park will see the site density increase by twenty-one (21) sites to one hundred and twenty-seven (127) with an accommodation mix that reflects contemporary market expectations. On-site facilities will be upgraded to meet market demands and there will continue to be a combined manager's residence/kiosk/office.

WBB Environmental has been engaged by the owners of Turtle Sands Holiday Park, Mr David Baker and Mr Ben Baker, to establish a vegetation plan for specific areas within the park to capture any residual spill lighting to the beach from the refurbished Park. This vegetation plan is to accompany a response to the Commonwealth Department of Environment for further information arising from referral of the development application under the Environment Protection and Biodiversity Conservation Act 1999. It will also be submitted to Bundaberg Regional Council as part of a package of proposed conditions for the development approval.

A preliminary site visit was carried out by WBB Environmental on Thursday 8 August 2019.

WBB Environmental was briefed by the Owners of the Park to quote the following work:

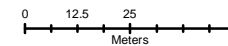
Objective: The purpose of the vegetation plan is as follows:

1. To establish a landscape plan that creates a layered landscaping outcome for the area of land between the foreshore property boundary and beachfront site, between the foreshore property boundary and the sandy ridge (defined by the row of glamping sites and cabins in the attached Site Layout Plan), and the beachside of the Bunkhouse. The landscaping plan augments existing mature vegetation on the site.

The three layers are:

1. Foreshore property boundary area:
 - Low level, less than 2m height at maturity, vegetation to capture low escape lighting from beachfront sites. These plants will be planted in a line, on the ocean side of the existing internal fence (within 2m of the fence) to avoid any potential issues caused by tree roots on the beach.
2. Sandy ridge area:
 - medium level, 2m to 4m height at maturity, vegetation to capture escape lighting from glamping and cabin sites behind the sandy ridge (*Note: existing vegetation will go some way to achieving this height and blocking light from this level*); and
3. Bunkhouse area:
 - high level, 4m to 8m, vegetation to capture escape lighting from the two-storey bunkhouse (*Note: existing vegetation will go some way to achieving this height and light from this level*).

These areas are shown in Figure 1.



Scale: 1:1,800

Legend








- Property
-  Foreshore Property Boundary Area
-  Sandy Ridge Area
-  Bunkhouse Area
-  Serviced Sites
-  Tourist Cabins
-  Bunkhouses
-  Cadastre

Figure 1
 Proposed Refurbishment
 Turtle Sands Holiday Park
 Location of Planting Areas
 2018 Aerial Imagery

Local Government: Bundaberg

Job No.:2020_04

Date:04/09/19

Drawn by:Jane Barratt

Source: WBBE 19

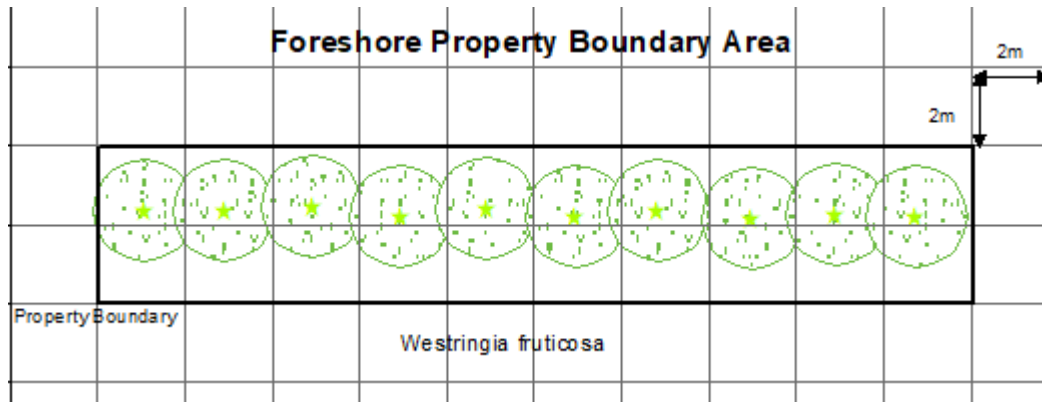
The data and information used to produce this drawing was current at the date of the drawing. WBB Environmental does not accept liability for any errors conatined with the data supplied on this map and any changes made after the date of the drawing.



Vegetation Management Consulting
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2 Areas

2.1 Foreshore Property Boundary Area (Approx – 190m long)



1. *Westringia fruticosa* (Coastal Rosemary)

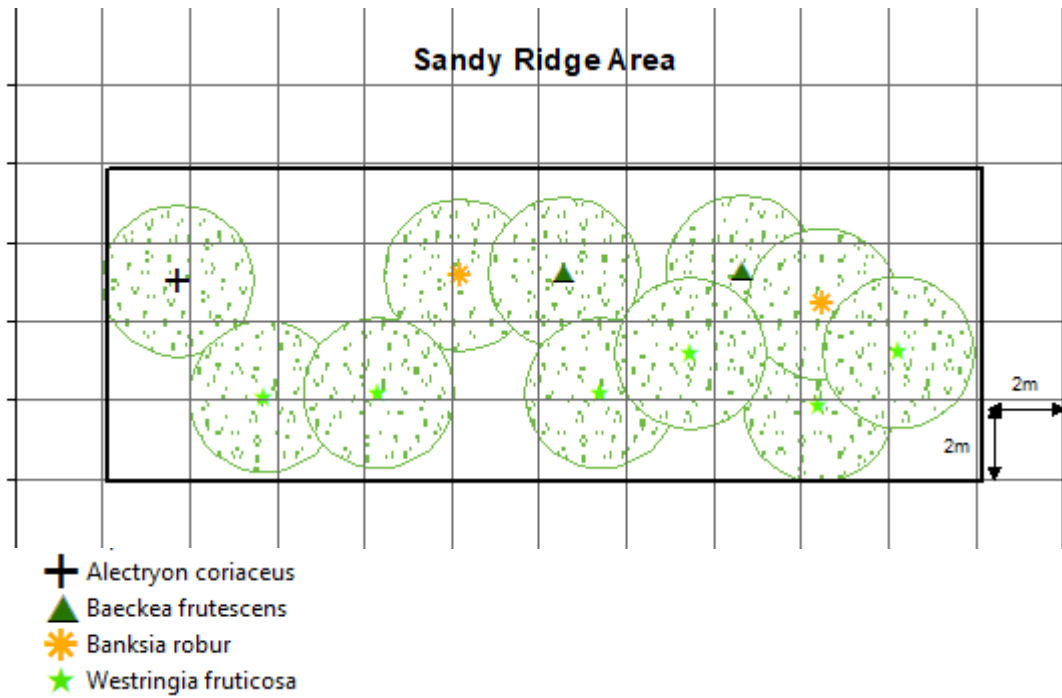
To be planted on the ocean side of the existing beachfront site fence approximately 2m off the fenceline.

- Maximum height: 2m
- Maximum spread: 2 metres



In addition to the *Westringia* plantings, beach she-oaks will continue to be planted in the foreshore area to replace old or dead she-oaks and to help provide shelter and protection to more fragile plants and assist hold the dunes together.

2.2 Sandy Ridge Area (Approx - 300m long)



2. c (Beach Bird's Eye)

- Maximum height: 6 metres
- Maximum spread: 5 metres



3. *Banksia robur* (Swamp Banksia)

- Maximum height: 2.5m
- Maximum spread: 2.5m



4. *Baeckea frutescens* (Weeping Coast Myrtle)

- Maximum height: 3m
- Maximum spread: 3m

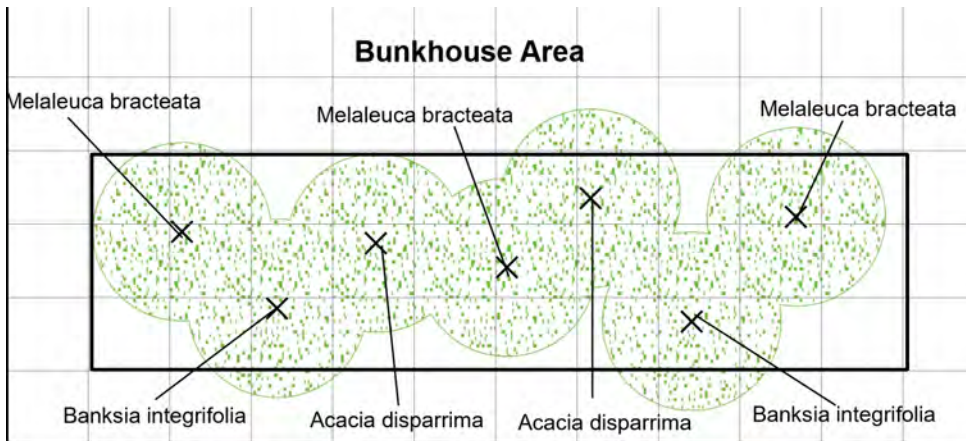


5. *Westringia fruticosa* (Coastal Rosemary)

- Maximum height: 2m
- Maximum spread: 2m

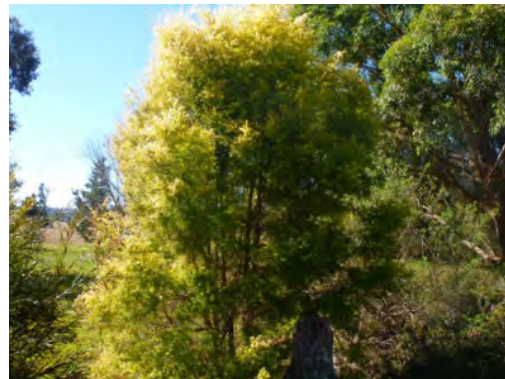


2.3 Bunkhouse Area (Approx 25m x 15m)



6. Melaleuca bracteata (Honey Myrtle)

- Maximum height: 6m
- Maximum spread: 4m



7. *Banksia integrifolia* (Coastal Banksia)

- Maximum height: 15m
- Maximum spread: 6m



8. *Acacia disparrima* (Hickory Wattle)

- Maximum height: 15m
- Maximum spread: 6m



These plants have been selected to meet the brief. The proposed planting plan is indicative and will be subject to integrating with and augmenting existing vegetation within the site.