

THE BAY RESORT

International Eco Resort

LANDSCAPE MASTER PLAN



SITE LOCATION NTS





DRAWING SCHEDULE

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- LP03 LANDSCAPE MASTER PLAN & DESIGN PRINCIPLES
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- LP10 THEMING IMAGES



DESIGNED BY: AR	CHECKED BY: DM	SHEET No: 1 of 10	SCALE: AS SHOWN
DRAWN BY: AR	DATE: 24.03.15	PROJECT No: 1124	REVISION: REV D

LEGEND

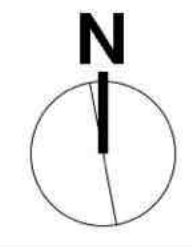
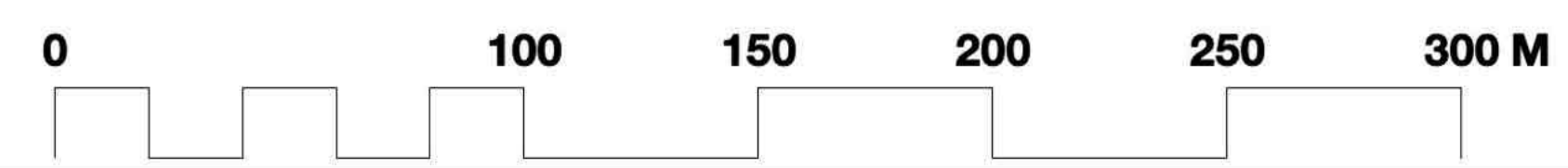
-  INTERNAL PEDESTRIAN NETWORK
-  INTERNAL VEHICULAR NETWORK
-  PEDESTRIAN ENTRY POINTS
-  VEHICULAR ENTRY POINTS
-  EXISTING EXTERNAL ROADS
-  PROPOSED APARTMENT BLOCK
-  ECO HOTEL & THEATRE
-  PROPOSED RECREATION SPACE
-  PASSIVE ACTIVITY SPACE
-  FORMAL LAWN AREA
-  CAR PARKING
-  ABORIGINAL MIDDEN SITE



OPPORTUNITIES & CONSTRAINTS

- 1 PROPOSED ENTRY POINT**
Potential for a one way entry off Nelson Bay Road to provide access to Eco Hotel. Entry road is configured to reveal the Eco Hotel and provide a sense of arrival.
- 2 ENTRY FEATURE / SIGNAGE**
Opportunity to incorporate a large scale vertical sculptural element along the southern boundary of the Site fronting Nelson Bay Road.
- 3 MAIN ENTRY**
Entry point to hotel from upgraded Crown Road. Potential to incorporate sculptural element to assist visitors in identifying the entry.
- 4 RESIDENCE ENTRY**
Provision of an additional entry point for residents of apartment blocks.
- 5 CAR PARK**
Location of main car parking area located close to the theatre and eco-hotel. Car park to be fragmented by vegetation to assist in screening from Nelson Bay Road and the Resort.
- 6 BUS PARKING**
Bus set down and parking area located close to the hotel entry.
- 7 HOTEL ENTRY**
Main set down area and hotel forecourt. Large sculptural element at the front of the hotel will create a visual landmark for visitor to assist in identifying the entry and create a sense of arrival.
- 8 MAIN PLAYGROUND**
Proposed playground located within close proximity to the Eco Hotel.
- 9 FORMAL LAWN**
Opportunity to incorporate formal lawn areas within close proximity to the Eco hotel for gatherings and formal events.
- 10 PERIMETER ROAD**
Proposed vehicular road around the perimeter of the site.
- 11 SECONDARY PLAYGROUND**
Secondary playground for passive recreation located in the north eastern corner of the site.
- PEDESTRIAN NETWORK**
- 12** Well connected pedestrian network through the resort will assist residences and guests in orientating themselves and defining key areas.
- 13 PASSIVE LAWN**
Opportunity to incorporate lawn areas for passive activities close to the residential apartment blocks.
- 14 TENNIS COURTS**
Proposed tennis courts located along the western boundary of the Site.
- 15 ABORIGINAL MIDDENS**
Aboriginal midden interpretive area.

OPPORTUNITIES & CONSTRAINTS 1:1500 @ A1



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THE BAY RESORT

LP02 | Opportunities & Constraints | MARCH 2015

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LEGEND

- PROPOSED APARTMENT BLOCK
- ECO HOTEL & THEATRE
- SALT MARSH
- SEPP 14 WETLANDS BUFFER
- EXISTING VEGETATION
- LAWN AREA
- MAIN PEDESTRIAN NETWORK
- FORECOURT / PAVED AREA
- RAISED TIMBER BOARDWALK
- BBQ SHELTER
- PLAYGROUND
- WATER PLAYGROUND
- RAISED LANDSCAPE MOUND WITH NATIVE PLANTING
- LARGE FEATURE TREES
- DECIDUOUS FEATURE TREES
- NATIVE SCREEN PLANTING
- AMENITY PLANTING



LANDSCAPE DESIGN PRINCIPLES

VIEWS

Opportunity to capitalize on the expansive views from the site towards Lemon Tree Passage to the north and over vegetation associated with Worimi National Park to the south through access to apartment rooftops.

View lines toward the site from Nelson Bay Road towards the iconic theatre building are to be retained and potentially framed by vegetation to enhance the sense of arrival.

INTEGRATED STORMWATER MANAGEMENT

Incorporating the principles of WSUD into the development will assist in reducing the volume and frequency of run off. Landscaped swales and basins will provide a range of benefits including amenity.

SCULPTURAL FEATURES

There is an opportunity incorporate large scale vertical sculptural elements along the Nelson Bay Road frontage to assist visitors in easily identifying the site whilst creating a recognizable landmark feature.

Sculptural elements have been incorporated at the entry to the resort to assist in way finding and provide a sense of identity.

RECREATION SPACES

There is an opportunity to incorporate two playgrounds within the Site. A larger playground area located to the north east of the Eco Hotel could service users of the hotel and incorporate water play elements. A secondary playground utilising more natural materials could be located towards the north eastern corner of the site, servicing the apartment buildings. There is an opportunity to incorporate BBQ areas close to the playground for small gatherings. Tennis courts could also be accommodated along the western boundary of the site.

SITE ACCESS

The configuration of an entry road from Nelson Bay Road allows for the entry to the site to focus on the architecture of the Eco Hotel and adjoining sculptural water feature, creating an impact on arrival.

The entry off Nelson Bay Road would be left turn entry only and could be utilised by day users of the theatre and Eco hotel.

The entry road along the eastern boundary of the Site would require be utilised for entry and exit of guests to the hotel. A separate gated site entry and exit is located further to the north for guests and residents of the long stay apartments.

CAR PARK

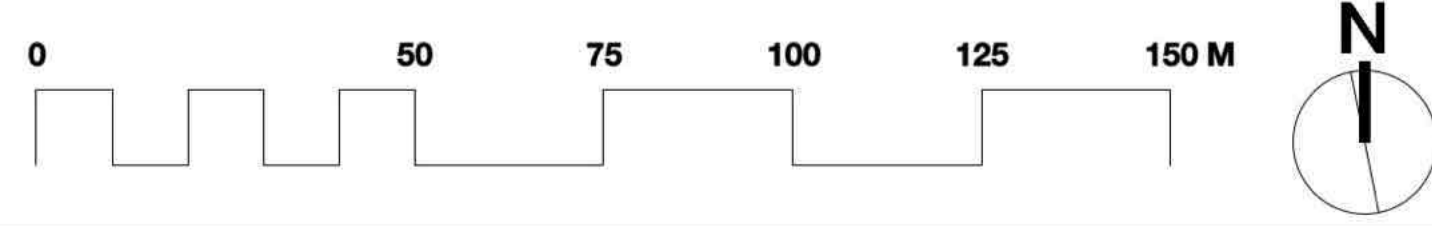
In addition to underground carparking, a large bus and car park off Nelson Bay Road is proposed to be configured in a east west direction to allow the use of landscaping to visual fragment the carpark from both Nelson Bay Road and the Eco Hotel.

SCREEN PLANTING

Due to the close proximity of adjoining existing residences, particularly to the south east of the site, open space and car parking areas are to be set back accordingly. Sufficient screen planting is to be incorporated to prevent views to and enhance privacy from the residence.

PEDESTRIAN & VEHICULAR MOVEMENT

Provide ease of movement through spaces through a separate well connected pedestrian network and limiting conflicts with vehicular traffic. A pedestrian hierarchy could be established to assist in orientating visitors. Passive pathways and boardwalks provide alternate routes within the resort.



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THE BAY RESORT

LP03 | Landscape Master plan | MARCH 2015

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LEGEND

- 1 PROPOSED MAIN ENTRY POINT**
Potential for left turn only entry off Nelson Bay Road.
- 2 ENTRY FEATURE / SIGNAGE**
Opportunity to incorporate a large scale vertical sculptural element and landscape mounding along the southern boundary of the Site fronting Nelson Bay Road.
- 3 BUS STOP**
Proposed bus stop at southern boundary of the Site.
- 4 ABORIGINAL MIDDENS**
Aboriginal midden interpretive area.
- 5 PEDESTRIAN ENTRY**
Proposed pedestrian pathway between bustop and carpark.
- 6 CAR PARK**
Location of overflow and event car parking located close to the eco-hotel. Car park to be fragmented by vegetation to assist in screening from Nelson Bay Road and the resort. A central pathway leads to the eco-hotel.
- 7 BUS PARKING**
Proposed parking for coaches located close to the eco-hotel.
- 8 MAIN HOTEL ENTRY / EXIT**
Proposed entry and exit off upgraded crown road. Large scale entry feature will assist guests in identifying the entry.
- 9 SCULPTURE**
Proposed vertical sculpture to provide a focal point for guests entering the site from the car park.
- 10 SCULPTURAL WATER FEATURE**
Large sculptural water feature will create a focal point for guests arriving from either entry. Water feature will create a sense of arrival and assist guests in navigating to the reception.
- 11 SET DOWN**
Proposed covered entry to hotel to provide a space for valet parking, guest pick up and set down.
- 12 HOTEL FORECOURT**
Large forecourt at entry to eco-hotel.
- 13 SERVICE VEHICLE ACCESS**
Access road for service vehicles.
- 14 HOTEL CAR PARK ENTRY**
Entry road for hotel carpark.
- 15 HOTEL CAR PARK EXIT**
Exit road for hotel carpark.
- 16 SCREEN PLANTING**
Proposed vegetated buffer along the site boundary to assist in screening views to and from residences.
- 17 TENNIS COURT**
Proposed tennis court and club house located on the western boundary to provide additional entertainment for residences and guests.
- 18 BIO BASIN**
Proposed bio basin rocklined and planted with native grasses, sedges and trees. Timber bridge provides access over the basin and allows visitors and opportunity to become immersed in the eco resort.

DETAIL LANDSCAPE PLAN - AREA A 1:500 @ A1

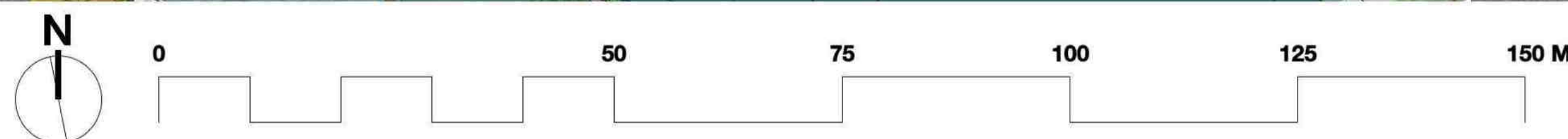
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LEGEND

- 1 BBQ SHELTERS**
Proposed BBQ shelters for informal gatherings located close to the playground.
- 2 NORTHERN PLAYGROUND**
Proposed playground at the north easter corner of the site to service apartment buildings. Use of natural materials to continue the eco theme of the site.
- 3 ACCESS ROAD**
Emergency vehicle access road
- 4 FOOTPATH**
Proposed footpath network through the resort.
- 5 TREE PLANTING**
Proposed planting of trees to create a pleasant outlook and privacy for the hotel rooms.
- 6 BBQ AREA**
Proposed informal BBQ area and lawn for guests.
- 7 MOUNDING**
Proposed landscaped mounding to create interesting landforms and create a sense of proximity to the nearby sand dunes. The landscaping will create a pleasant outlook from hotel rooms and apartments.
- 8 CENTRAL LAWN**
Proposed central lawn area between apartment buildings for large gatherings and informal, passive activities.
- 9 FORMAL LAWN**
Proposed formal lawn are surrounded by large deciduous trees for private function such as wedding ceremonies within close proximity to the Eco-Hotel.
- 10 VILLAGE GREEN**
Large open lawn area at the entrance to the Eco Hotel. Large feature trees to define the open space.
- 11 VEHICULE ENTRY**
Main entry and exit driveway with boom gate to the apartment buildings. Proposed vertical sculpture will assist in defining the entrance from the Crown Road.
- 12 WATER PLAYGROUND**
Proposed large scale water play playground for children, located close to the eco hotel. The playground incorporated water play elements and large sculptural features.
- 13 BIO-RETENTION BASIN**
Proposed bio-retention basin to collect and filter storm water run-off from the site.
- 14 EMERGENCY ACCESS ROAD**
Access road located to the west of the theatre to be utilised for emergency and service vehicles.
- 15 TIMBER DECK**
Provide timber decks along the edge of road to conceal stormwater outlets. Decks can double as viewing platforms.
- 16 LANDSCAPED EMBANKMENT**
Batter between road and existing vegetation to be planted with a mix of native grasses and sedges to assist in filtering any run off.

DETAIL LANDSCAPE PLAN - AREA B 1:500 @ A1





CARPARK ENTRY

ECO HOTEL

FORECOURT
Paved forecourt at entry to eco hotel with curved custom timber seating.

CARPARK EXIT

FEATURE TREES
Large deciduous feature trees frame the entry to the eco hotel. Trees will assist in providing shade to the forecourt.

CARPARK EXIT
Carpark exit road to be concealed by planting of amenity trees and garden bed.

ROUNDBOUT
Low roundabout at entry to allow service vehicles to drive over if required.

TREE PLANTING
Formal tree planting along the main entry road into the resort will create a sense of arrival and assist in directing views towards the sculptural water feature.

SCREEN PLANTING
Provide sufficient screen planting along the boundary adjoining existing residence to assist in screening views of the proposal.

BUS PARKING
Provision of 8 bus parking spaces located close to the entry to the hotel.

WATER FEATURE
A large scale water feature at the entry to the resort will create an impact for guests arriving from both the south and east.

FEATURE TREES
Large feature trees will assist in creating a sense of arrival to guests.

BIO BASIN
Proposed bio basin lined with natural stone and landscaped using locally native species will assist in filtering stormwater run off and define the theme of the resort.

TENNIS COURTS
Proposed location of tennis courts. Screen planting along both edges of the tennis courts will screen the courts from adjoining residences.



DETAIL PLAN - ECO HOTEL ENTRY 1:200 @ A1

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NORTHERN ELEVATION - ECO HOTEL SCALE 1:350 @ A1



NORTHERN ELEVATION - WATER PLAYGROUND SCALE 1:150 @ A1



SOUTHERN ELEVATION - ECO HOTEL SCALE 1:350 @ A1



ARTISTS IMPRESSION 1 - MAIN RESORT ENTRY OFF NELSON BAY ROAD



ARTISTS IMPRESSION 1 - LOCATION



ARTISTS IMPRESSION 2 - RESORT ENTRY OFF CROWN ROAD



ARTISTS IMPRESSION 2 - LOCATION



ARTISTS IMPRESSION 3 - HOTEL ARRIVAL WATER FEATURE



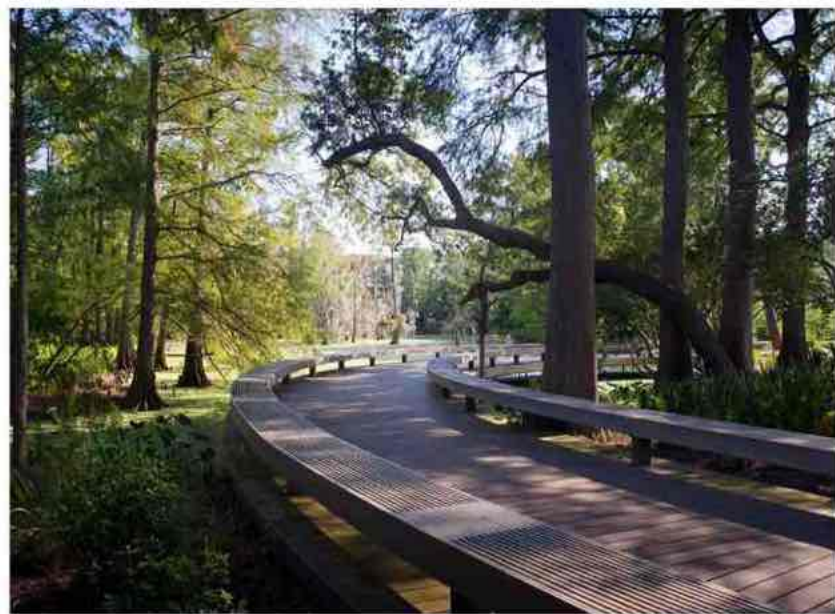
ARTISTS IMPRESSION 3 - LOCATION



ARTISTS IMPRESSION 4 - PERIMETER ROAD AND VIEWING PLATFORMS



ARTISTS IMPRESSION 4 - LOCATION



Raised Timber Boardwalk



Large vertical sculptures



Sculptural trellis feature



Childrens pool



Green trellis climbers on facade



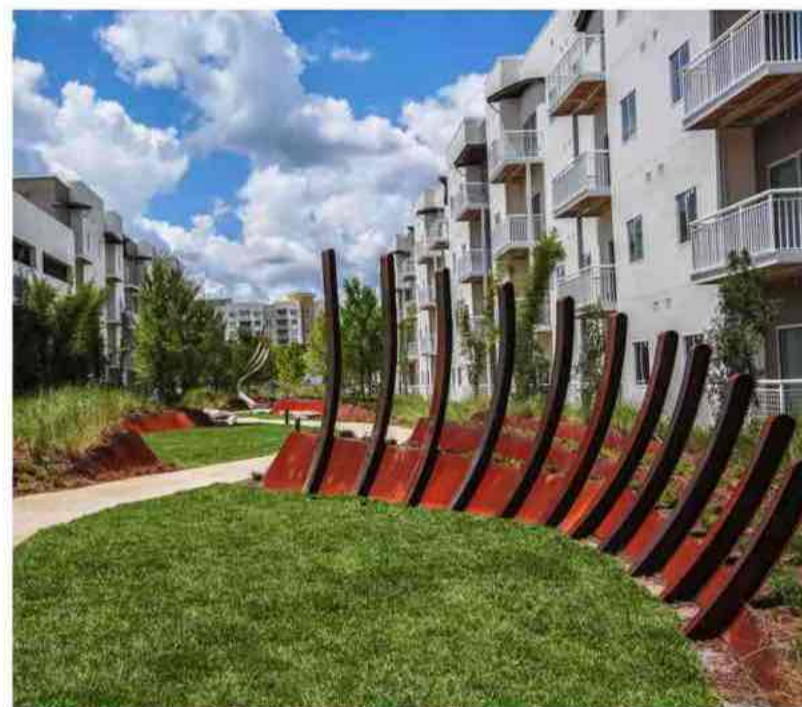
Central village green



Custom artwork / signage



Water playground



Sculptural feature



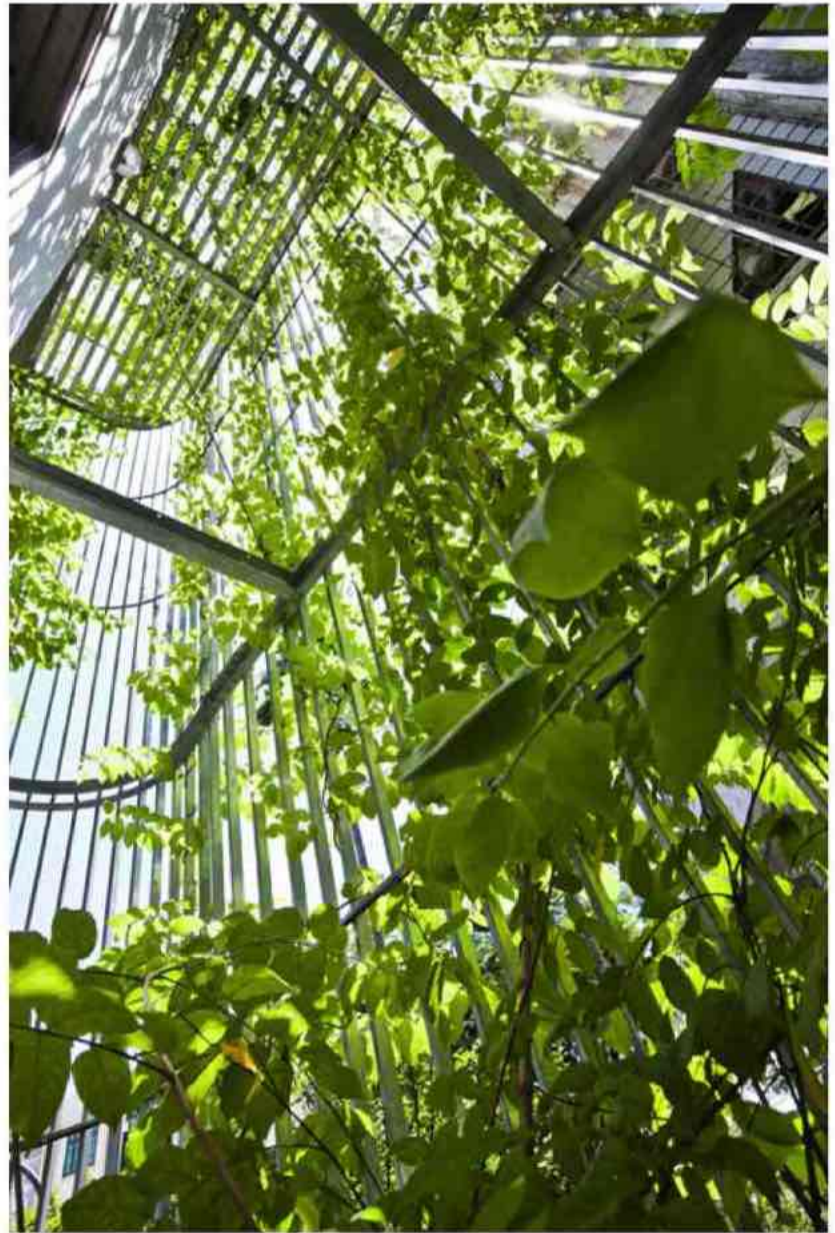
Childrens playground with natural materials



Green rooftop planting



Rooftop infinity pool



Climbing plants growing along trellis



Landscaped mound



Boardwalk over basin



Vertical sculptural element