

THE BAY RESORT DEVELOPMENT

4177 NELSON BAY ROAD, ANNA BAY, NSW

DRAWING LIST

- A001 - 3D VIEW
- A002 - 3D VIEW
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- A004 - LOCATION, SITE ANALYSIS
- A005 - SITE PLAN
- A006 - OVERALL ELEVATIONS & SECTIONS
- A007 - OVERALL ROOF PLAN
- A100 - VILLA UNIT PLANS, ELEVATIONS & SECTIONS
- A101 - VILLA (ACCESSIBLE) UNIT PLANS, ELEVATIONS & SECTIONS
- A102 - STUDIO UNIT PLANS, ELEVATIONS & SECTIONS
- A103 - ADMINISTRATION BUILDING PLANS, ELEVATIONS & SECTIONS
- A104 - GYM BUILDING PLANS, ELEVATIONS & SECTIONS
- A105 - CAFE BUILDING PLANS, ELEVATIONS & SECTIONS





A		ISSUED FOR DA	AMENDMENT	05/09/19	CWL	HKH
ISSU				DATE	DRAWN	CHECK

GENERAL NOTES
FIGURED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALING.
DRAWINGS TO BE READ IN CONJUNCTION WITH INFORMATION ON FIRST PAGE.
CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK OR ORDERING MATERIALS.
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ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH ALL RELEVANT CODES, ORDINANCES, AUSTRALIAN STANDARDS AND MANUFACTURERS' INSTRUCTIONS.
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THE BAY RESORT DEVELOPMENT

ADDRESS :
4177 NELSON BAY ROAD, ANNA BAY, NSW

L.G.A. :

SPACECON P/L
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SUITE 42,
122 ARTHUR ST,
NORTH SYDNEY, NSW, 2060

SHEET TITLE:
3D VIEW

DRAWN:
CWL

JOB No.

CHECKED
HKH
DRAWING No.
A001

DATE:
AUG 2019

SCALE: @A1
ISSUE
A



A	ISSUED FOR DA	058/09/19	CWL	HKN
JSSU	AMENDMENT	DATE	DRAWN	CHECK

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STANDARDS AND MANUFACTURERS INSTRUCTIONS.
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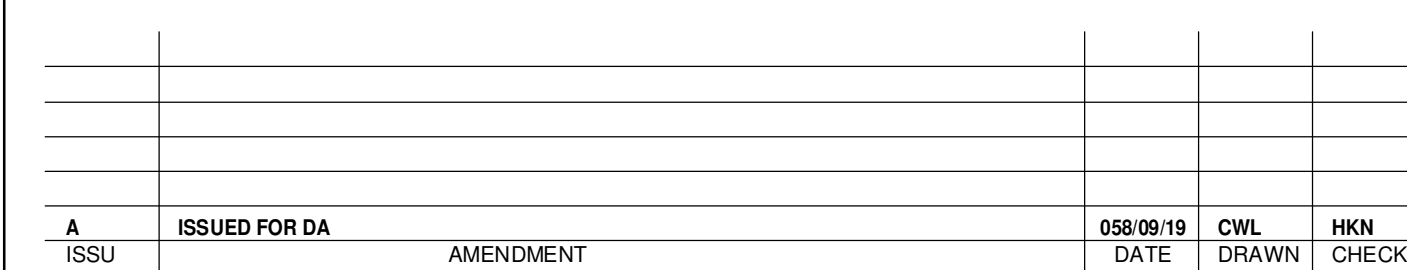
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3D VIEW

DRAWN:
Author
JOB No.

CHECKED
Checker
DRAWING No.
A002

DATE:
AUG 2019

SCALE: @A1
9
ISSUE
A



| NORTH

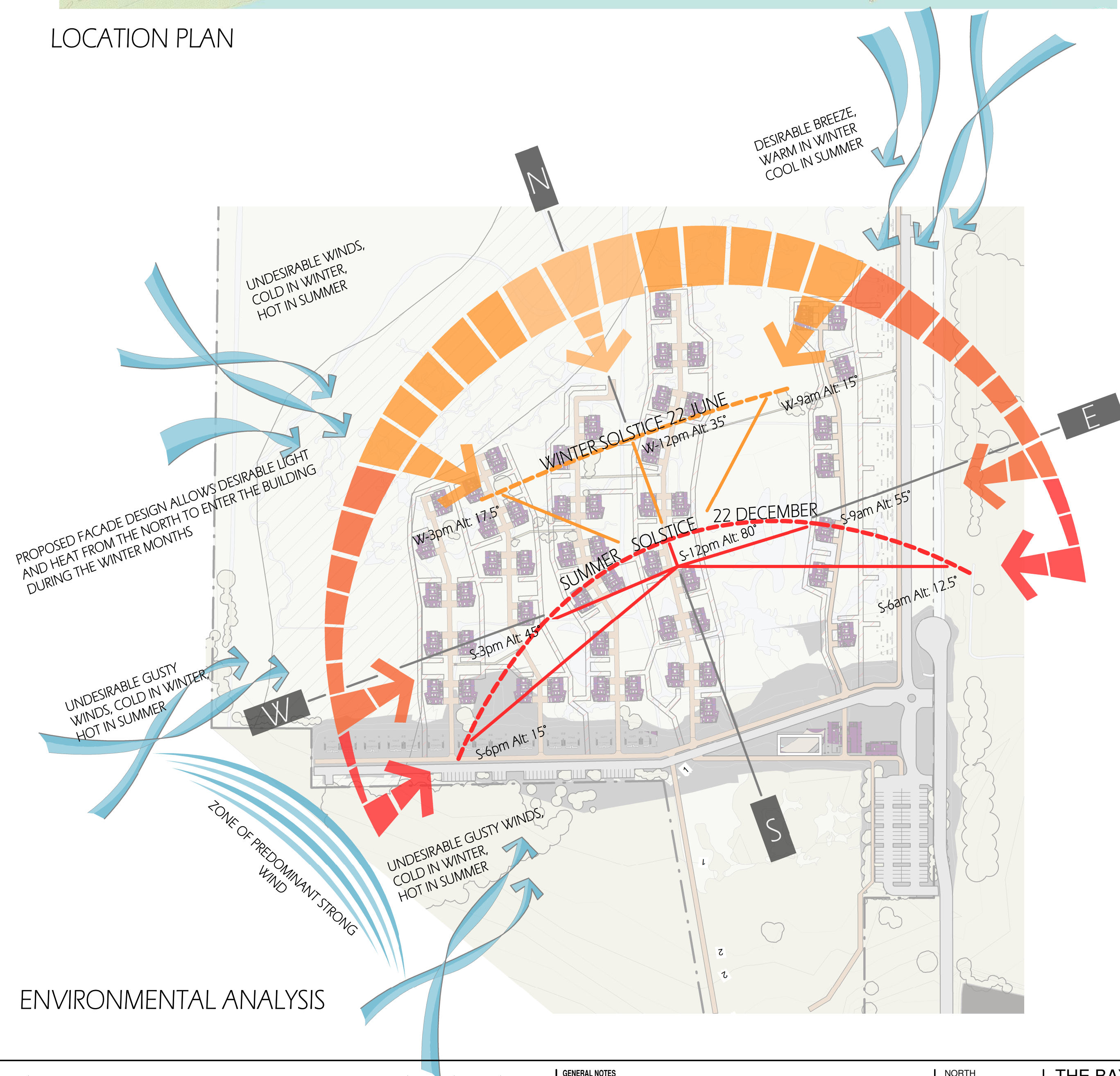
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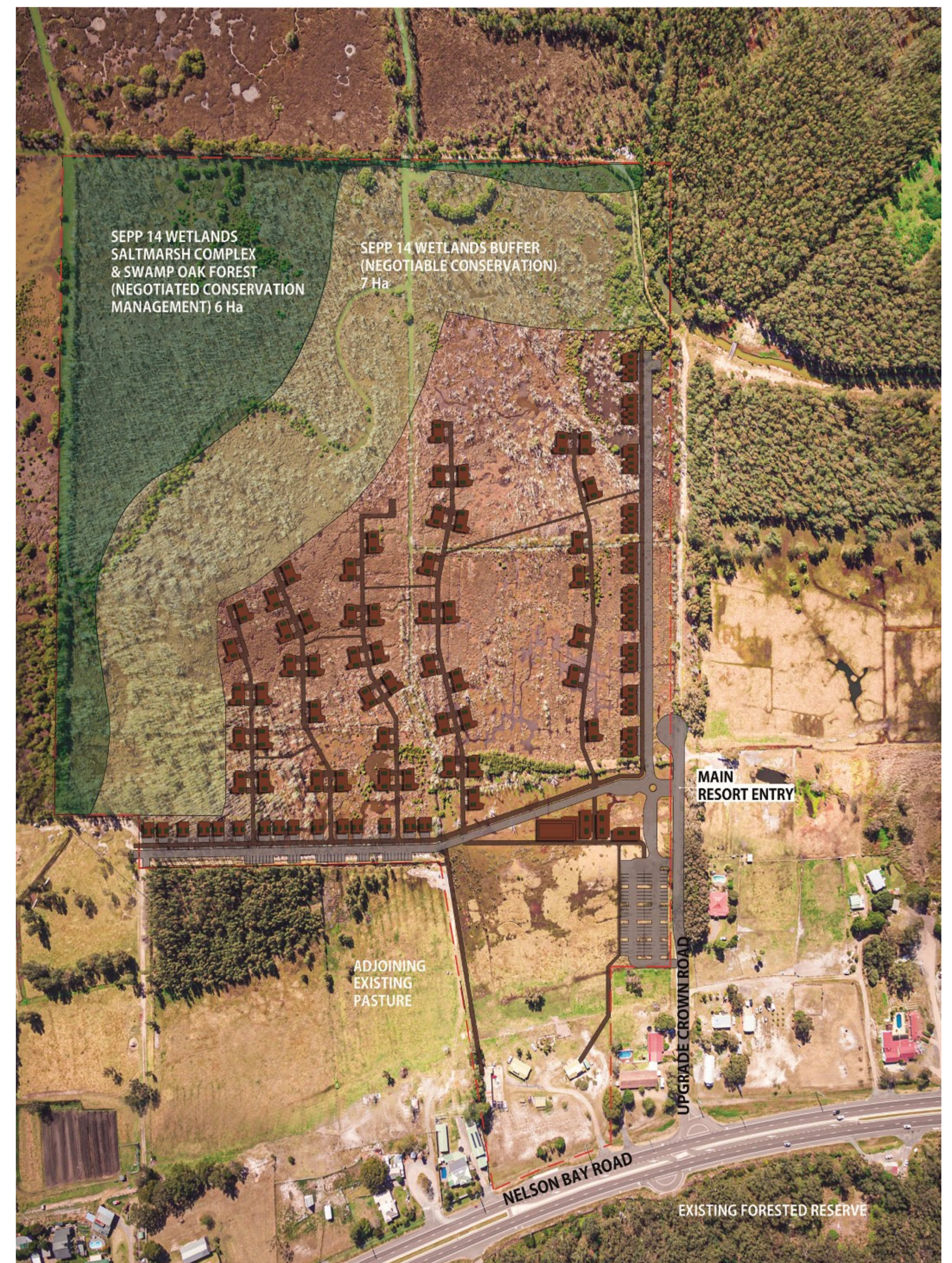
DATE: SCALE: @A1
AUG 2019
ISSUE
A



LOCATION PLAN



ENVIRONMENTAL ANALYSIS



SITE ANALYSIS

B	ADJUSTED LEVELS	08/06/20	CWL HKN
A	ISSUED FOR DA	08/09/19	CWL HKN
ISSU	AMENDMENT	DATE DRAWN	CHECK

GENERAL NOTES

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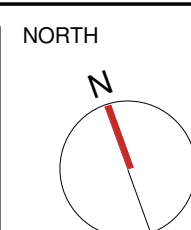
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SHEET TITLE:
**LOCATION, SITE ANALYSIS &
OVERALL SITE PLANS**

DRAWN: CHECKED: DATE: SCALE: @A1

Author Checker AUG 2019 As indicated

JOB No. DRAWING No. ISSUE

A004 **B**

OVERALL SITE PLANS

DRAWN:	CHECKED	DATE:	SCALE: @A1
Author	Checker	AUG 2019	As indicated
JOB No.	DRAWING No.		ISSUE
	A004		B



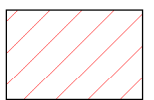
SITE PLAN
1 : 1000

CONCEPT KEY

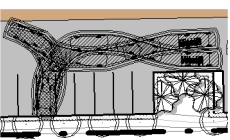
- A ADMIN - ADMIN | RECEPTION | LOUNGE | CAFE | GYM
- B BLOCK A, B, C, D
- C BLOCK EAST, SOUTH
- D POOL
- E ROAD
- F VILLAGE GREEN
- G RAISED BOARDWALK
- H LOWER LEVEL BOARDWALK | ISLANDS | BIRD HIDES
- I KAYAK CONCESSION
- J CAR PARKING - 112 SPACES
- K MIDDEN
- L SECONDARY EXIT



ADAPTABLE UNITS X 10



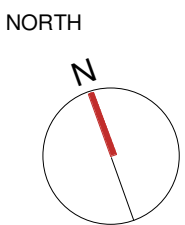
MAINTENANCE ACCESS
- REFER TO CIVIL ENGINEER'S DRAWING



VEHICLE SWEEP PATH
- REFER TO CIVIL ENGINEER'S DRAWING

C	ADDED VEHICLE SWEEP PATHS	19/03/21	CWL	HKH
B	ADJUSTED LEVELS	08/06/20	CWL	HKH
A	ISSUED FOR DA	08/09/19	CWL	HKH
ISSU	AMENDMENT	DATE	DRAWN	CHECK

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SHEET TITLE:
SITE PLAN

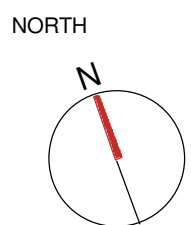
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JOB No.	DRAWING No. A005		ISSUE C



ROOF PLAN
1 : 1000

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A	ISSUED FOR DA	08/09/19	CWL	HKH	
ISSU	AMENDMENT	DATE	DRAWN	CHECK	

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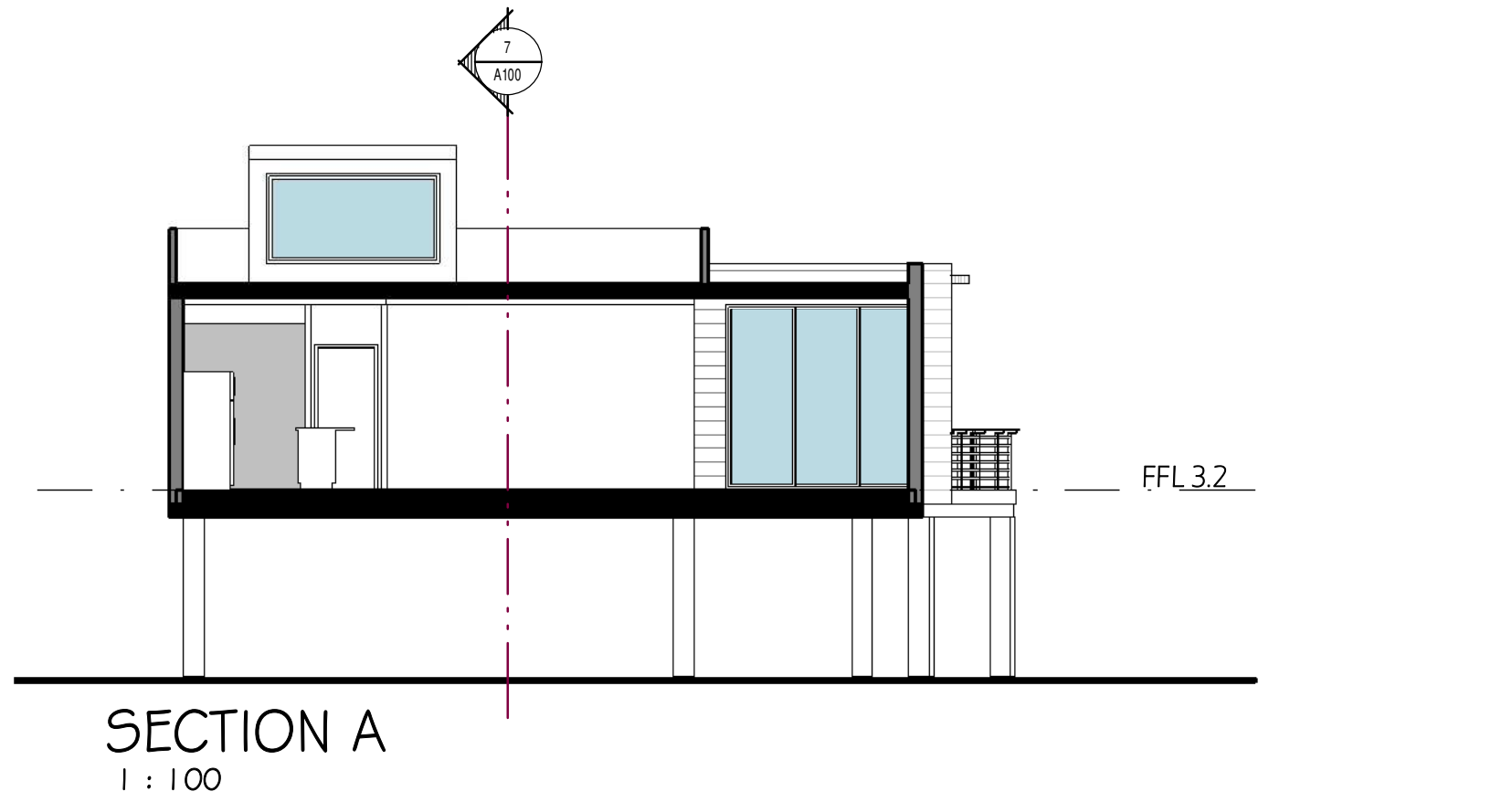
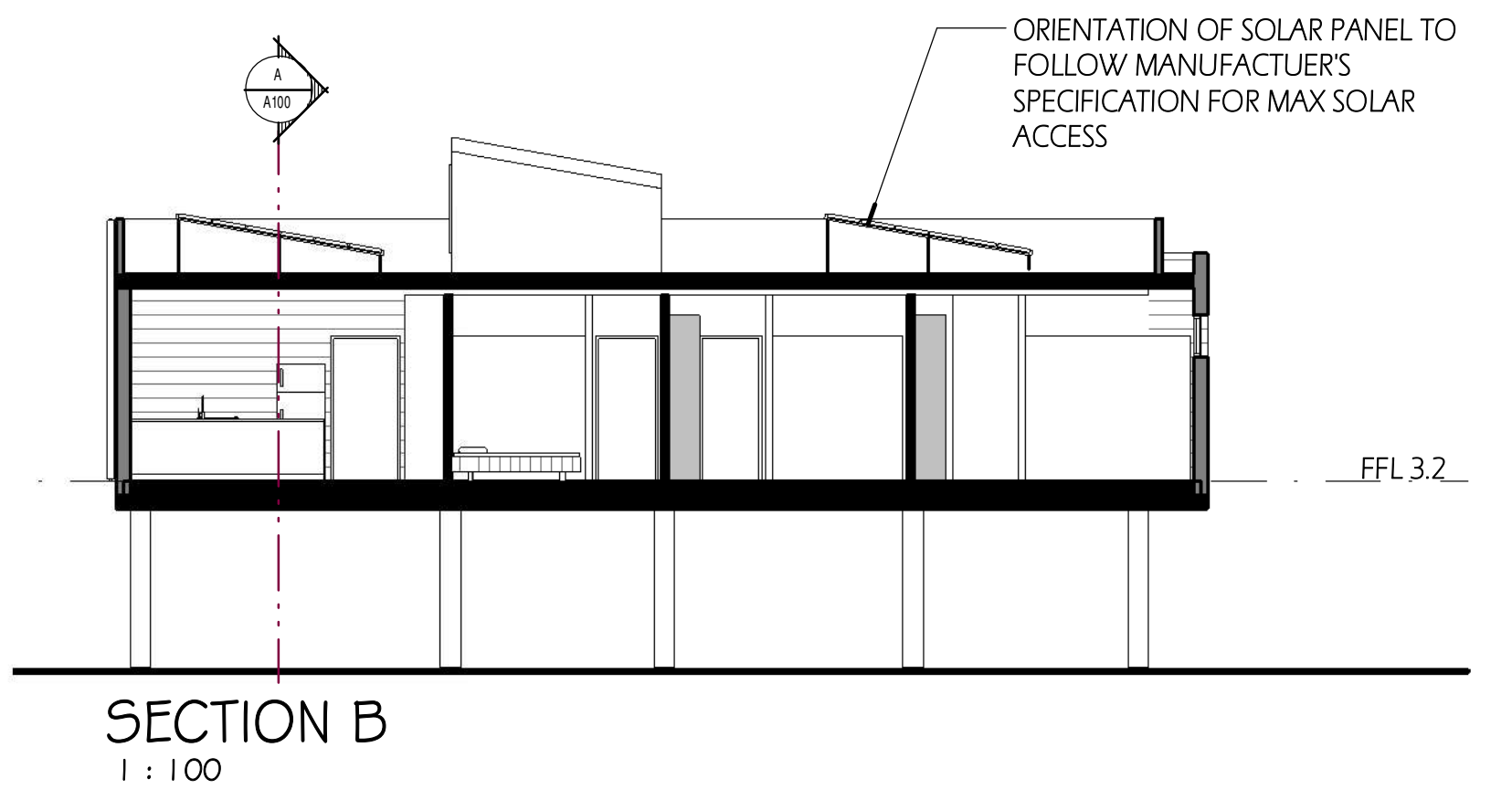
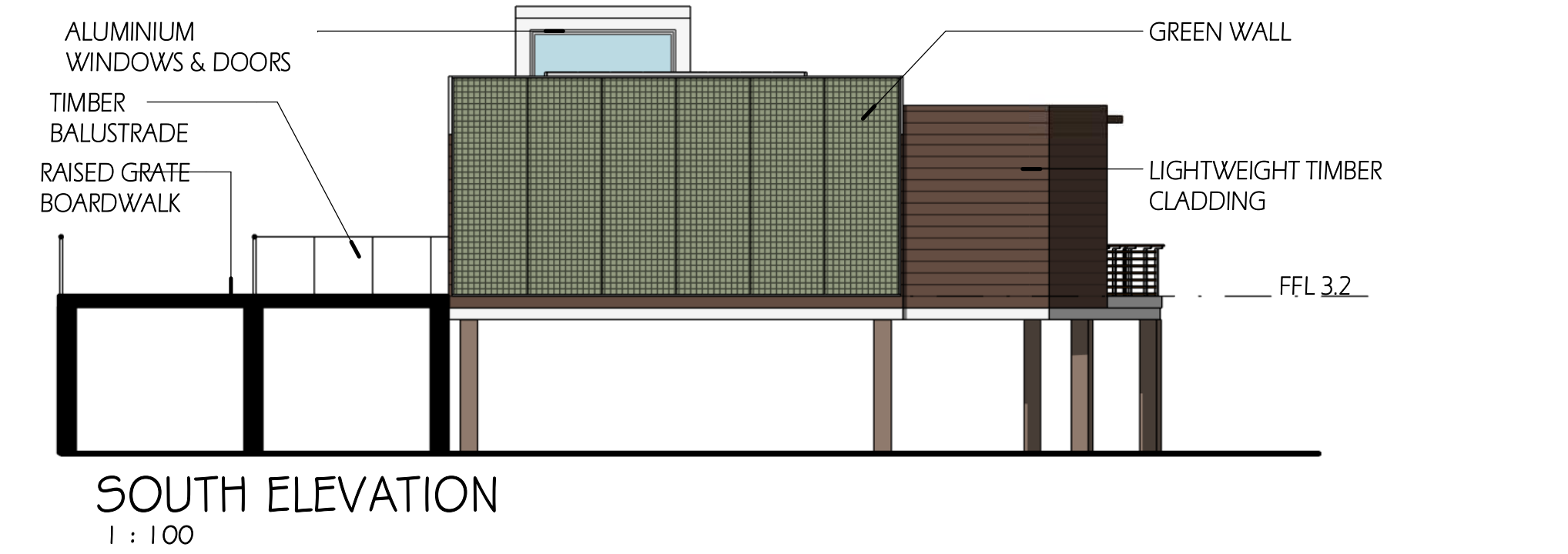
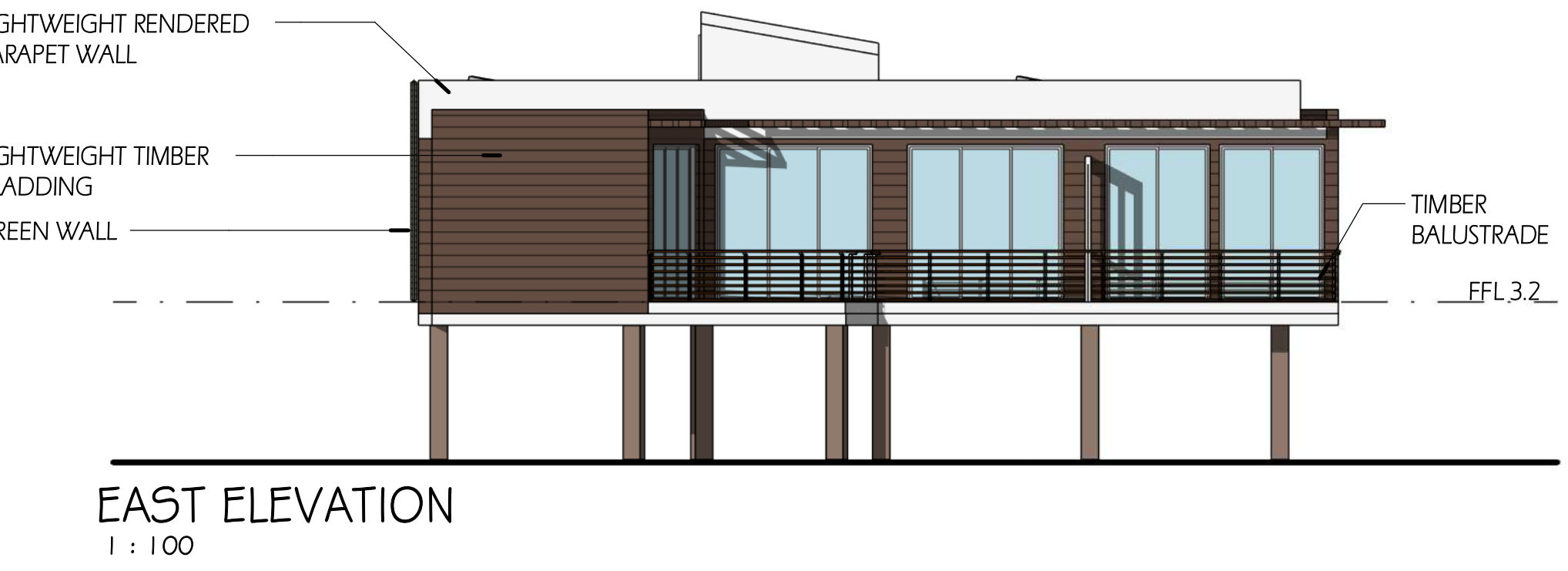
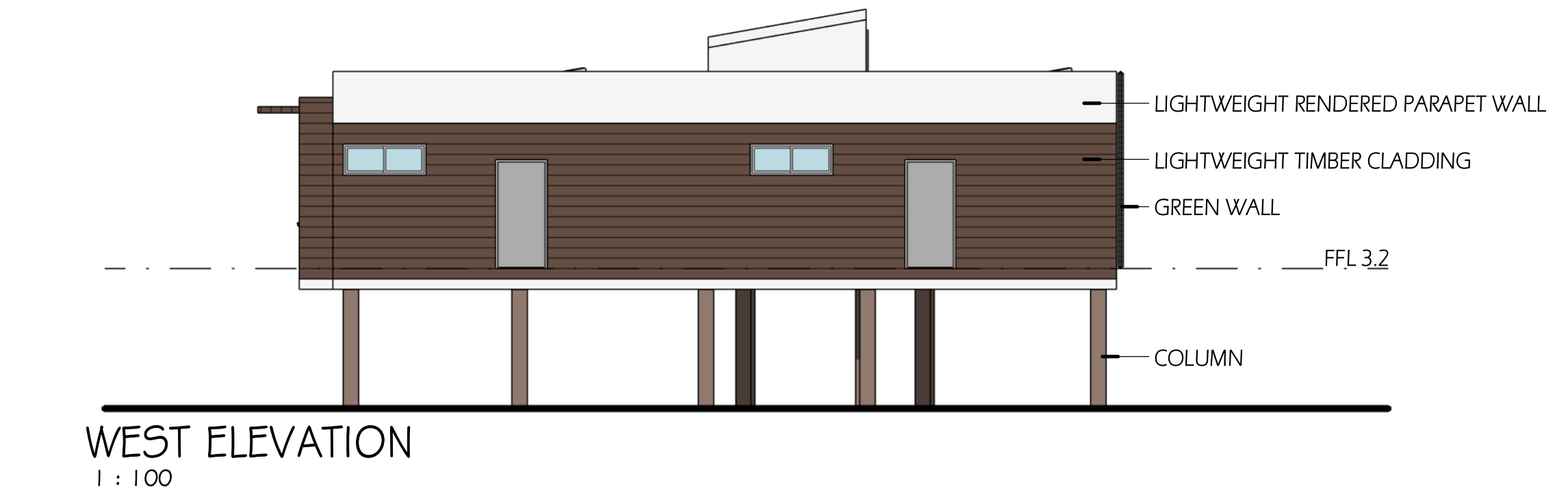
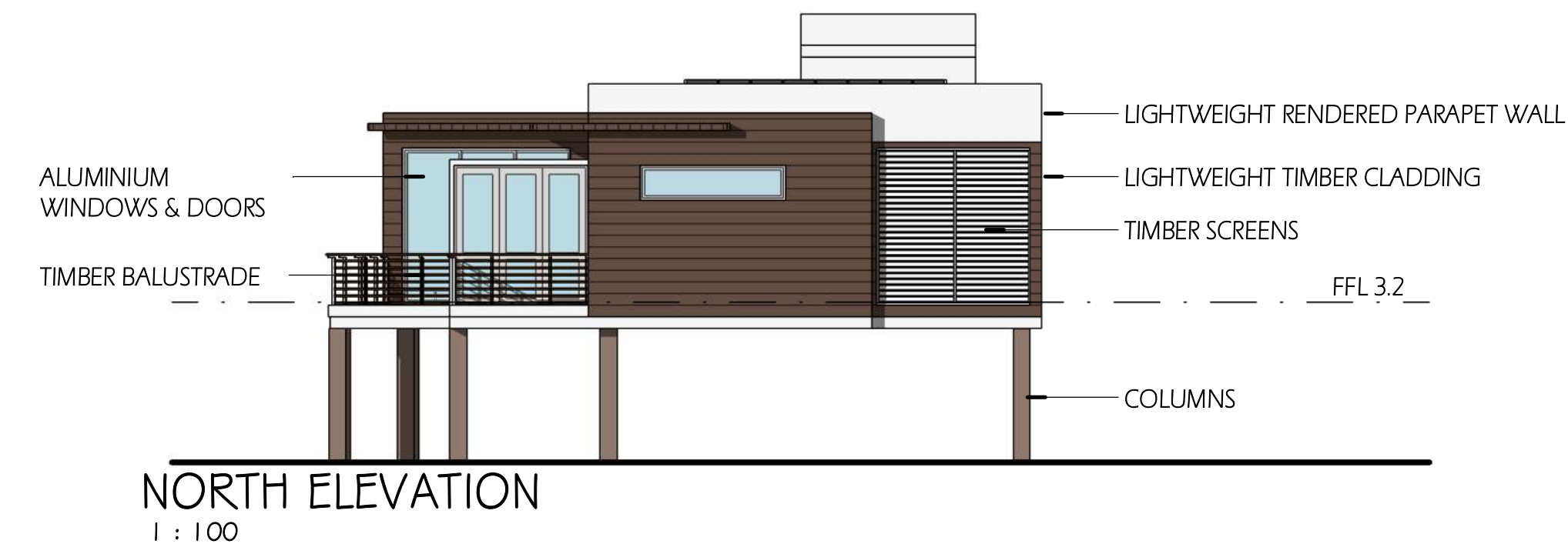
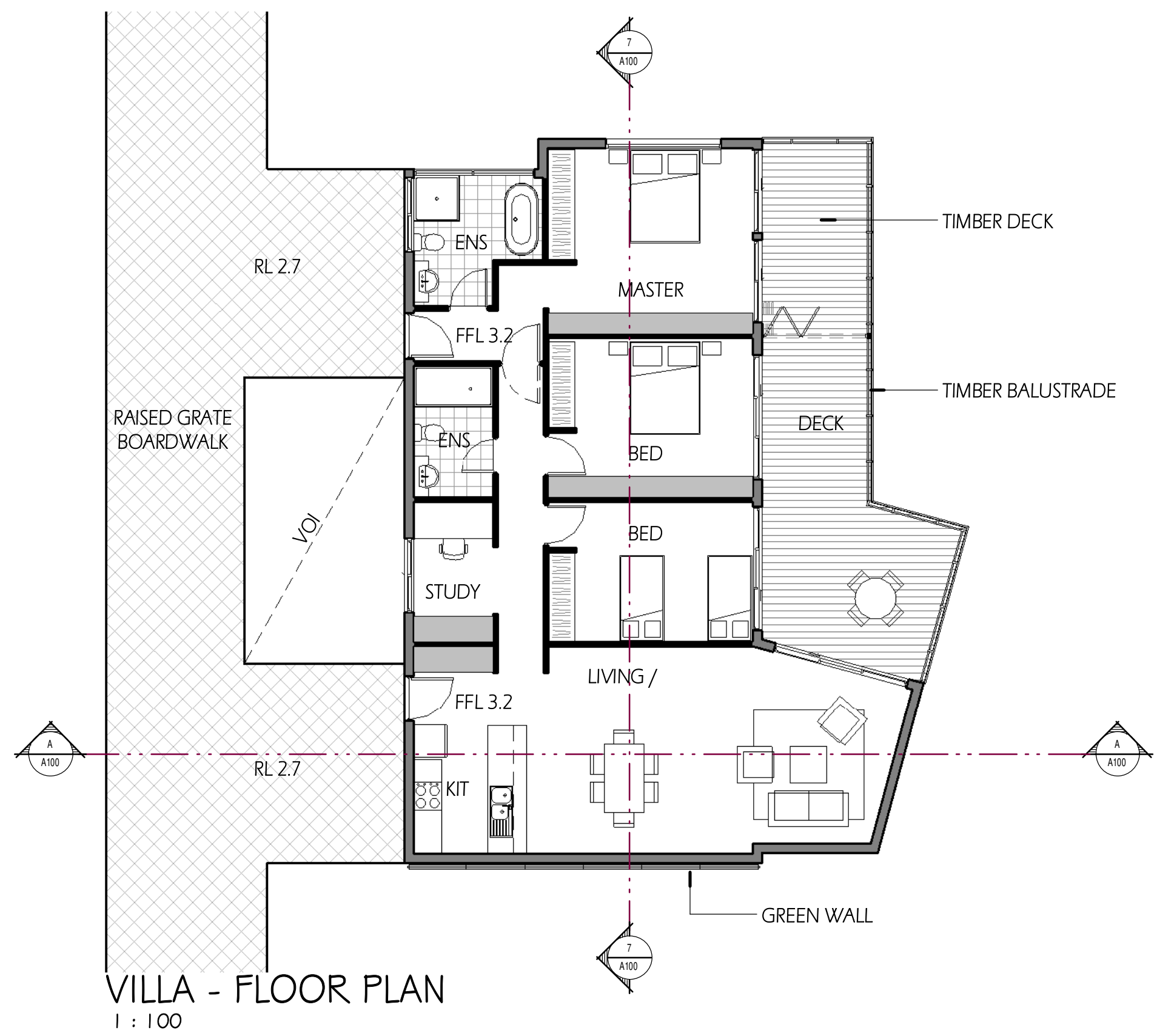
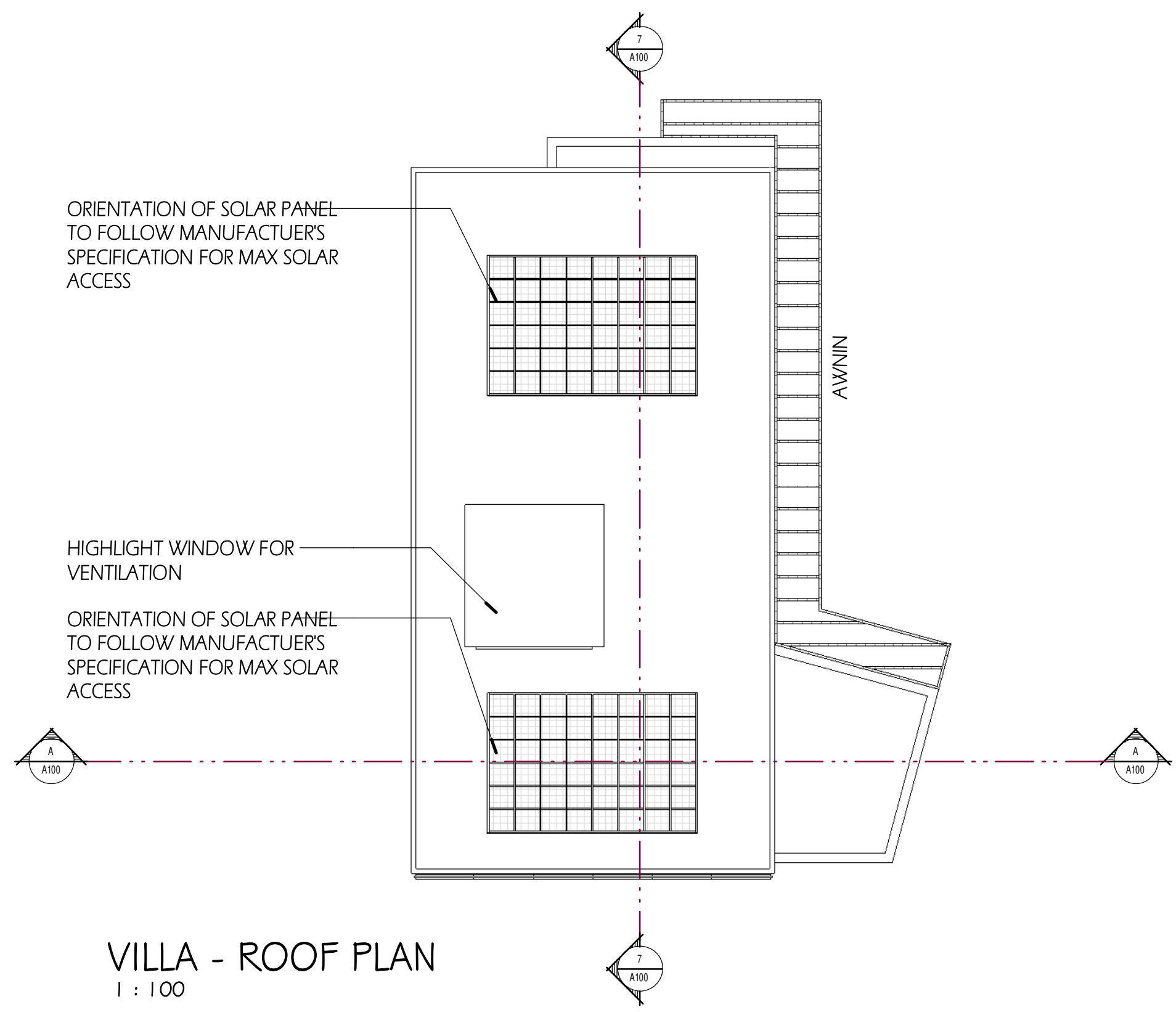
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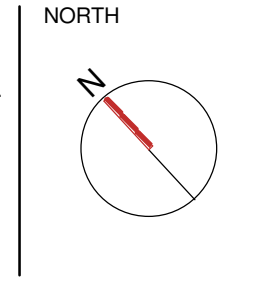
SHEET TITLE:
OVERALL ROOF PLAN

DRAWN: CWL	CHECKED HKH	DATE: AUG 2019	SCALE: @A1 1 : 1000
JOB No.	DRAWING No. A007		ISSUE B



ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	ADJUSTED LEVELS	08/06/20	CWL	HKN
A	ISSUED FOR DA	05/09/19	CWL	HKN

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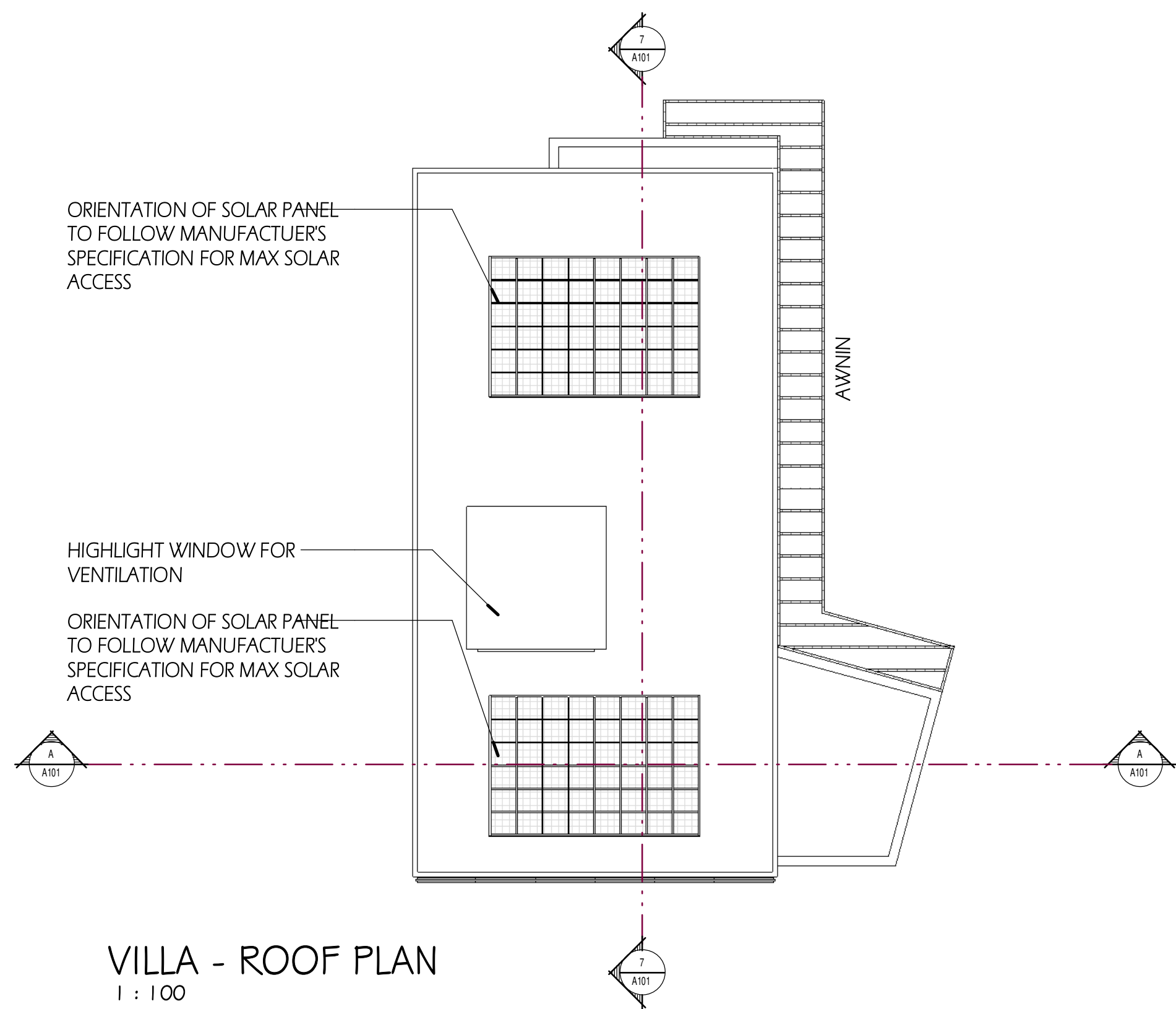
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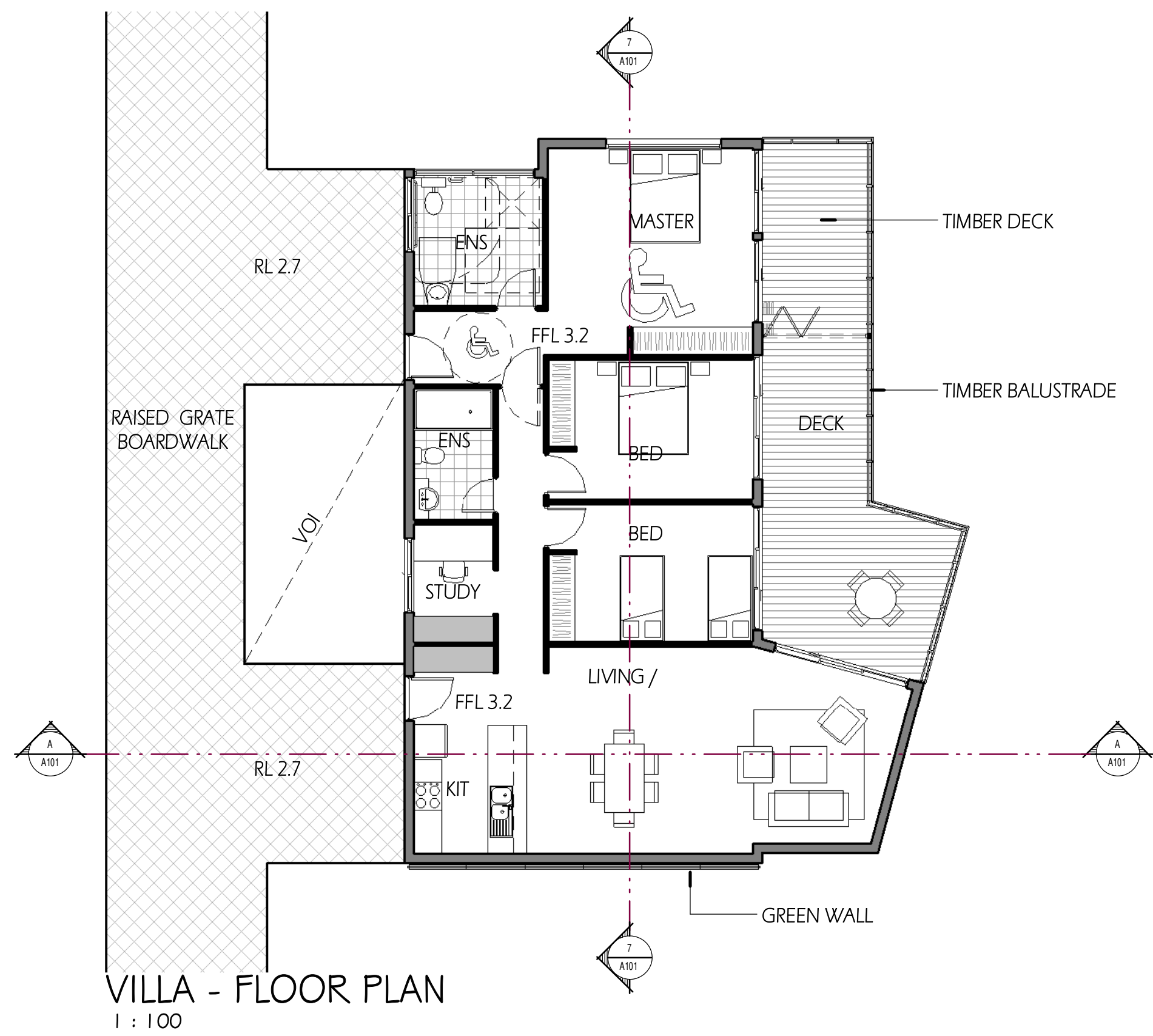
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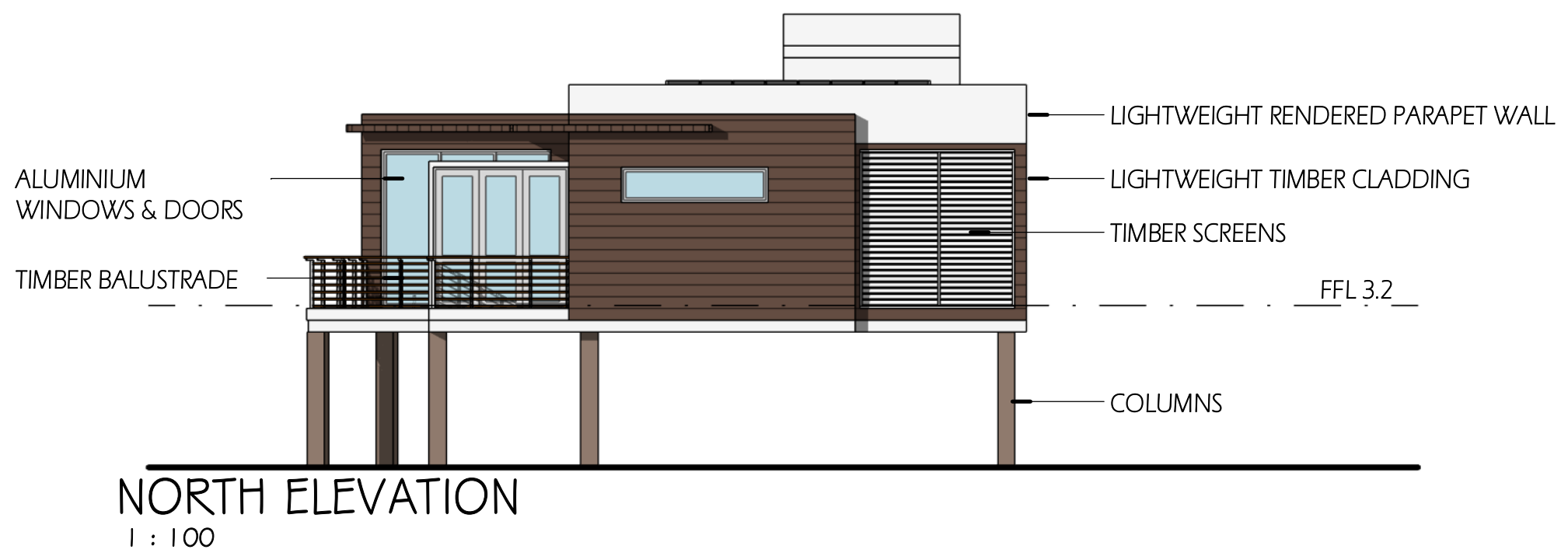
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VILLA UNIT PLANS, ELEVATIONS & SECTIONS
DRAWN: CWL
JOB No. A100
CHECKED: HKN
DATE: AUG 2019
SCALE: @A1
1 : 100
ISSUE: B



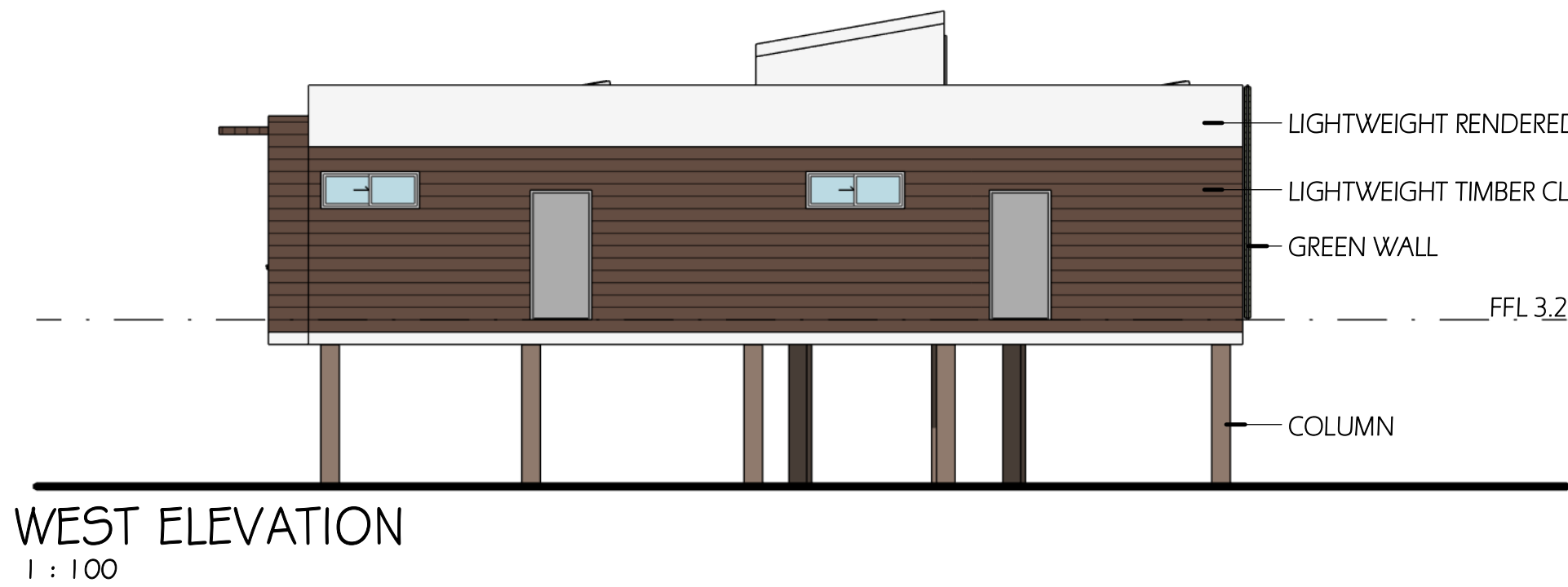
VILLA - ROOF PLAN
1 : 100



VILLA - FLOOR PLAN
1 : 100



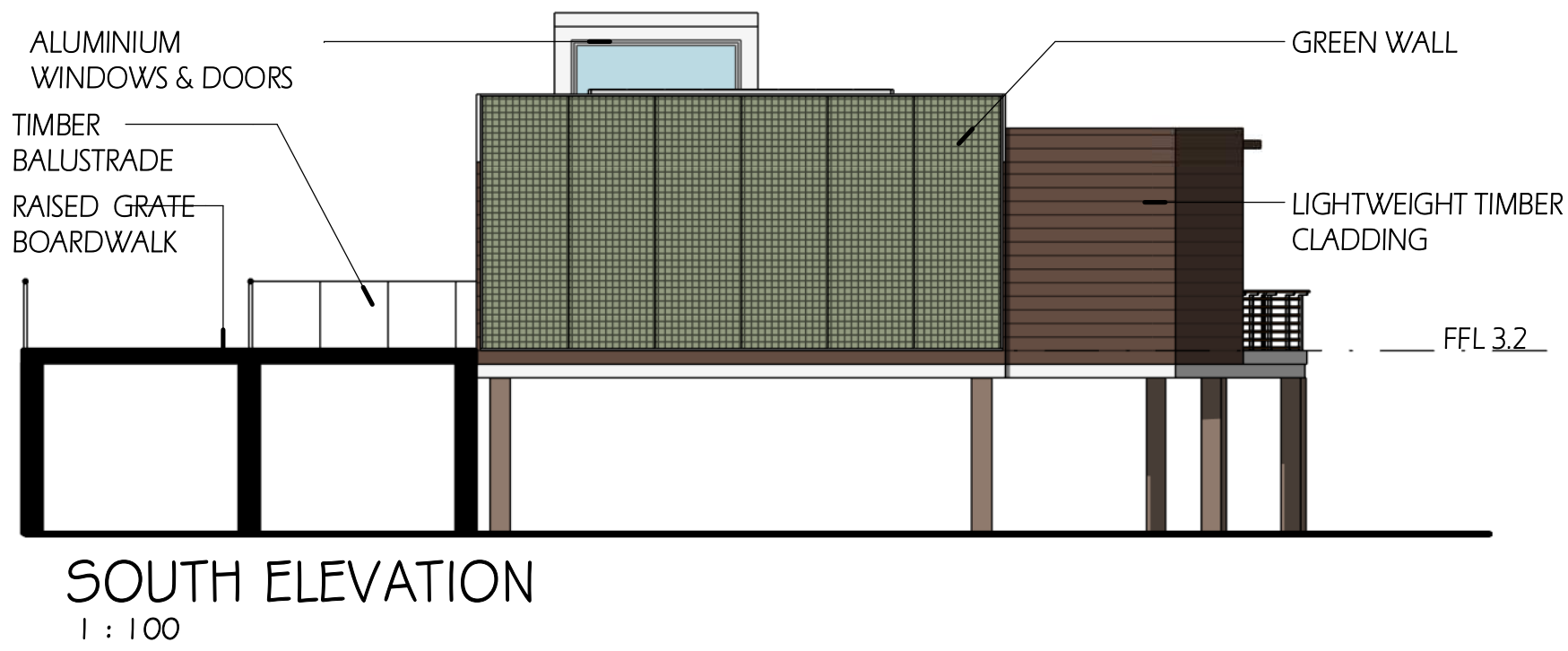
NORTH ELEVATION
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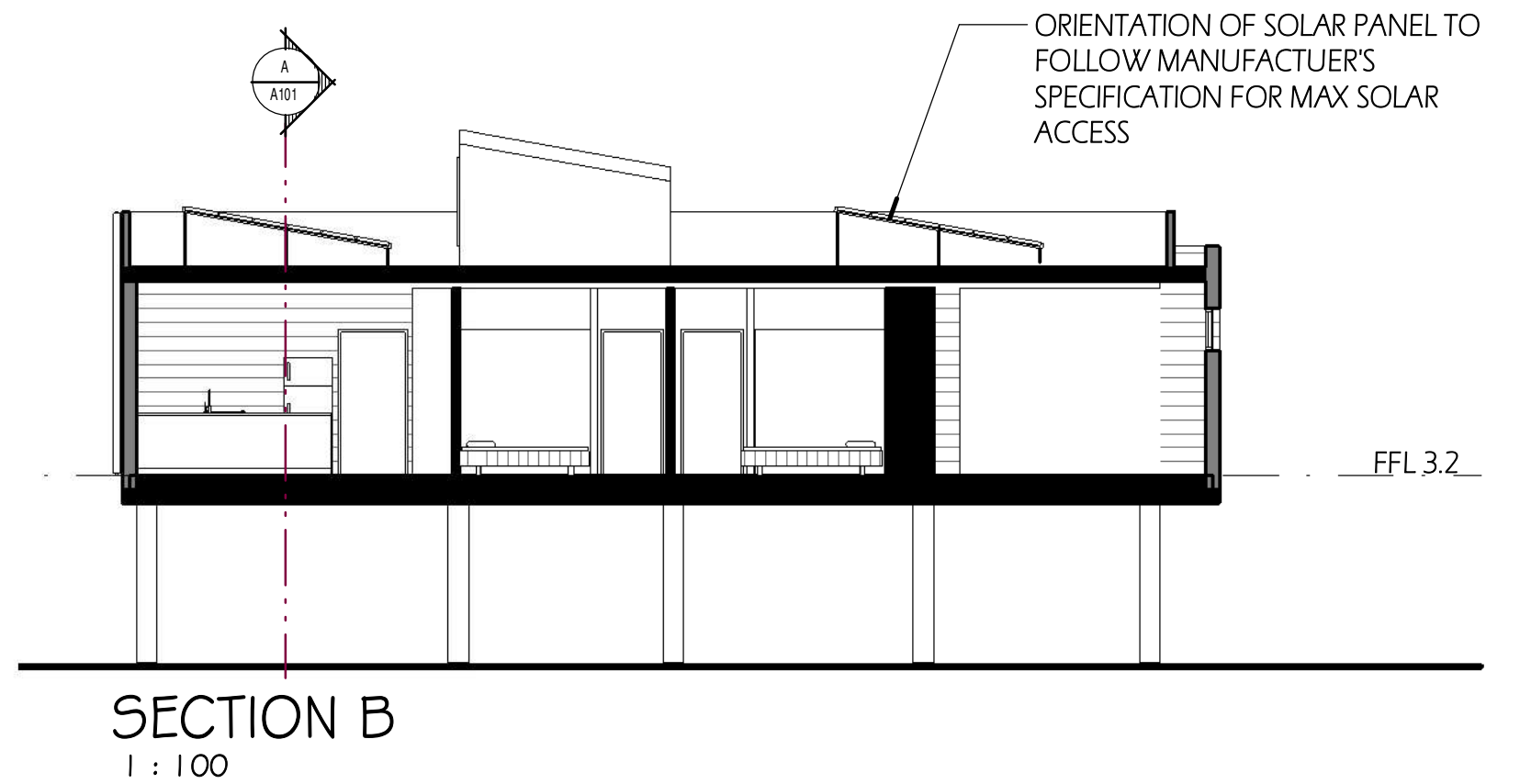
WEST ELEVATION
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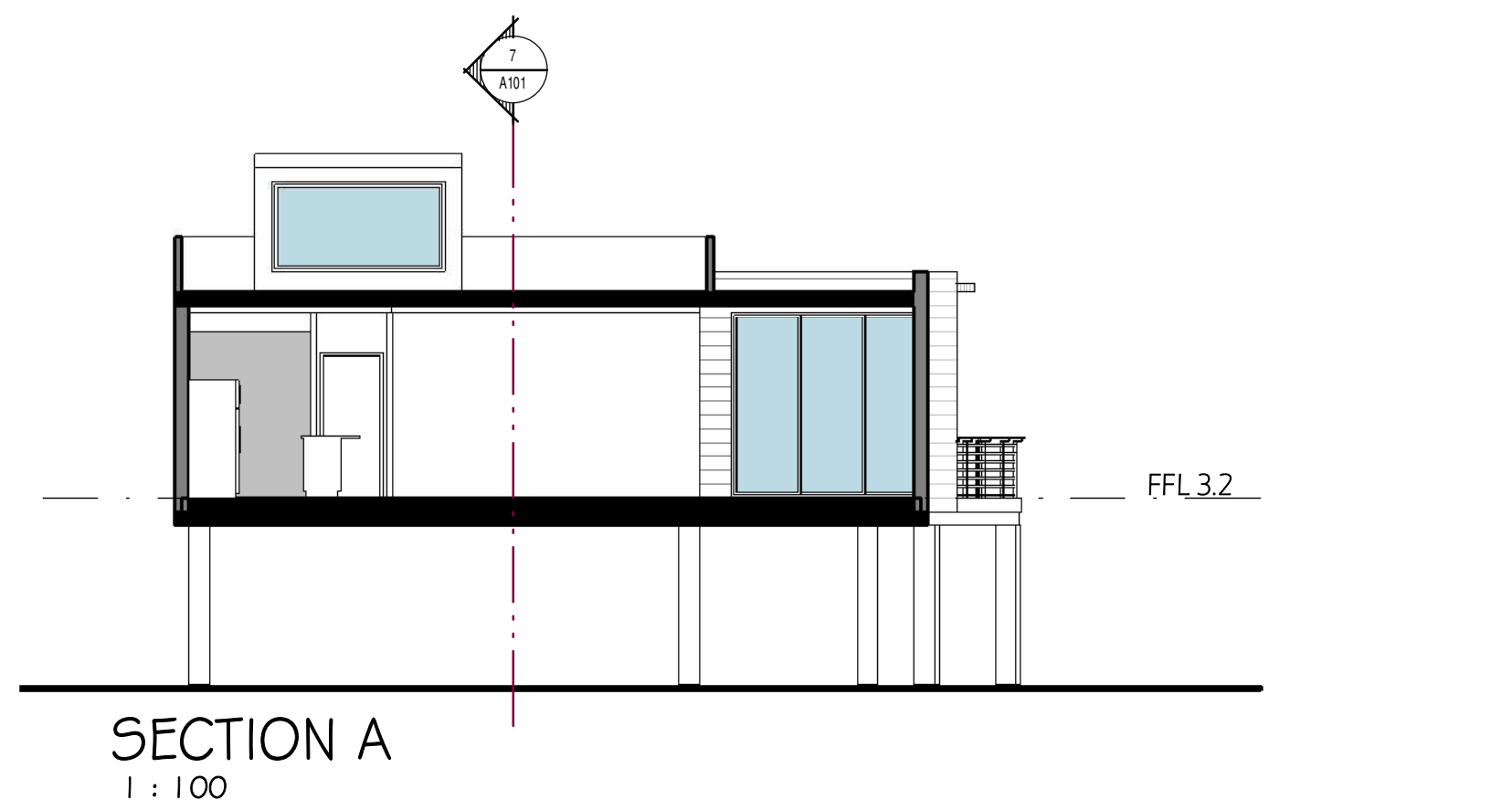
EAST ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100



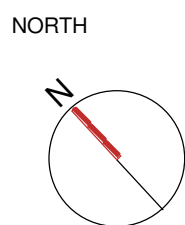
SECTION B
1 : 100



SECTION A
1 : 100

REVISION	DESCRIPTION	DATE	DRAWN	CHECKED
B	ADJUSTED LEVELS	08/06/20	CWL	HKN
A	ISSUED FOR DA	05/09/19	CWL	HKN
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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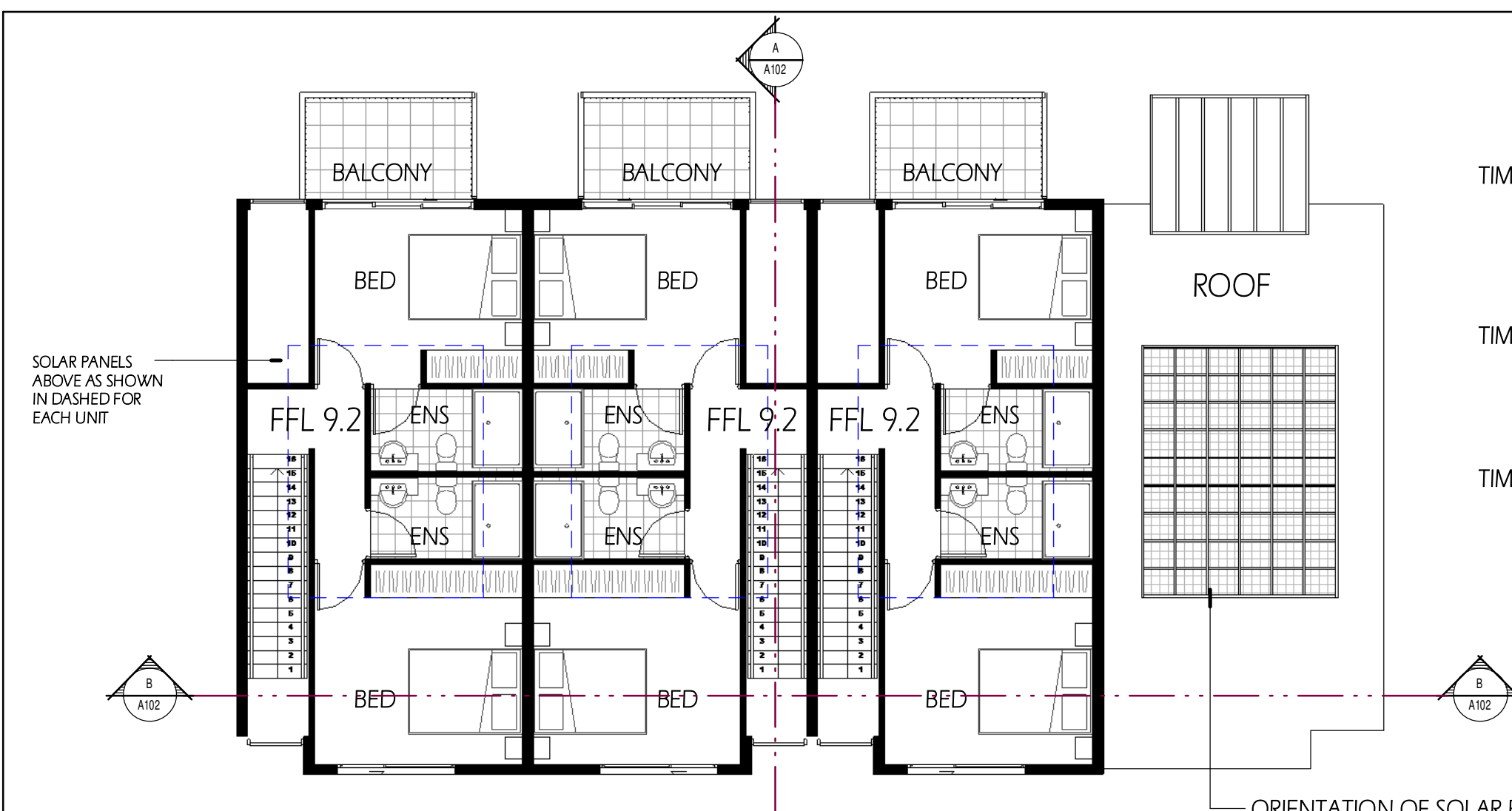
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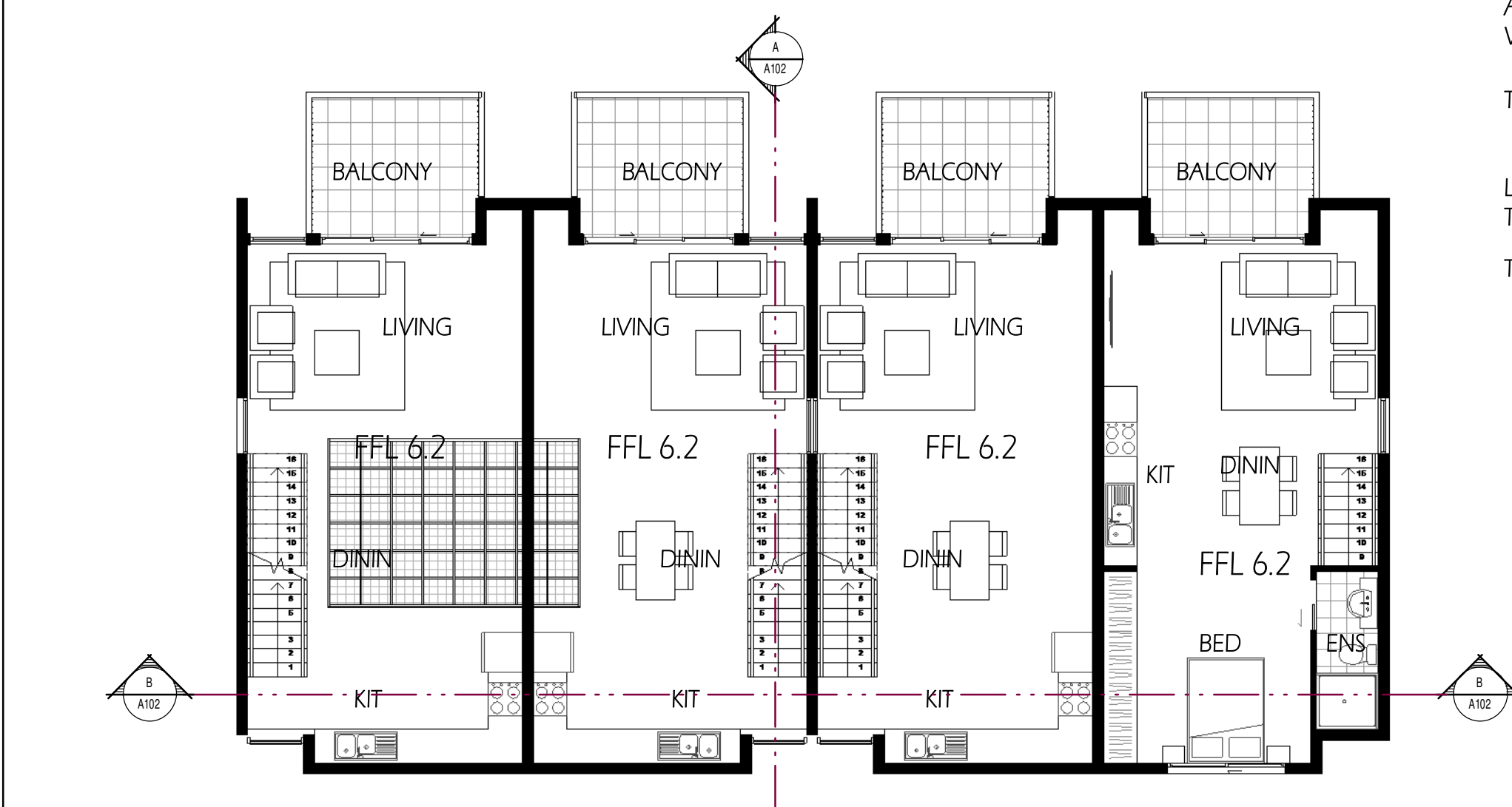
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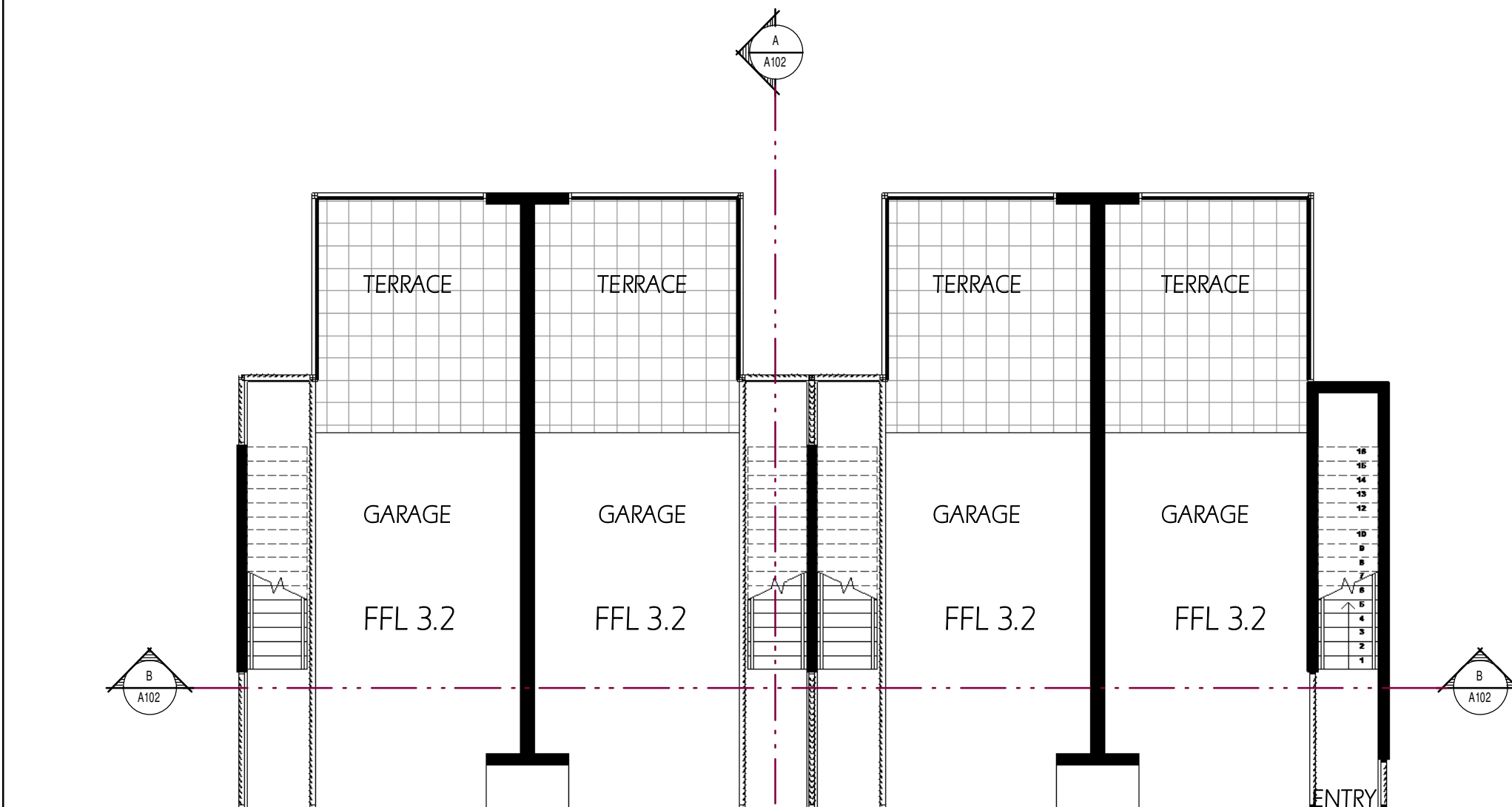
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**VILLA (ACCESSIBLE) UNIT PLANS,
ELEVATIONS & SECTIONS**
DRAWN: CWL
CHECKED: HKN
DATE: DATE:
JOB No. A101
SCALE: @A1
1 : 100
ISSUE: B



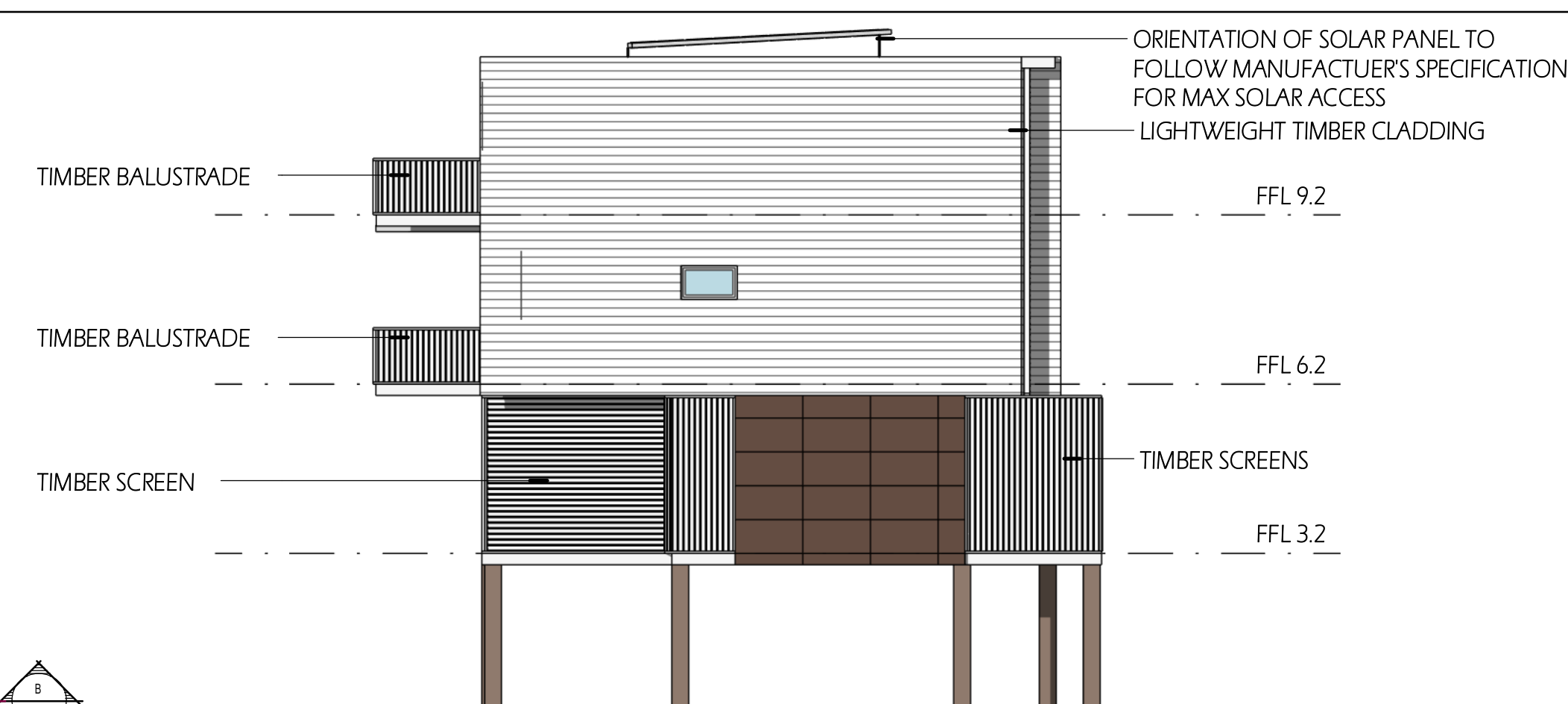
STUDIO 1 & 2 BED - SECOND FLOOR PLAN
1:100



STUDIO 1 & 2 BED - FIRST FLOOR PLAN
1:100



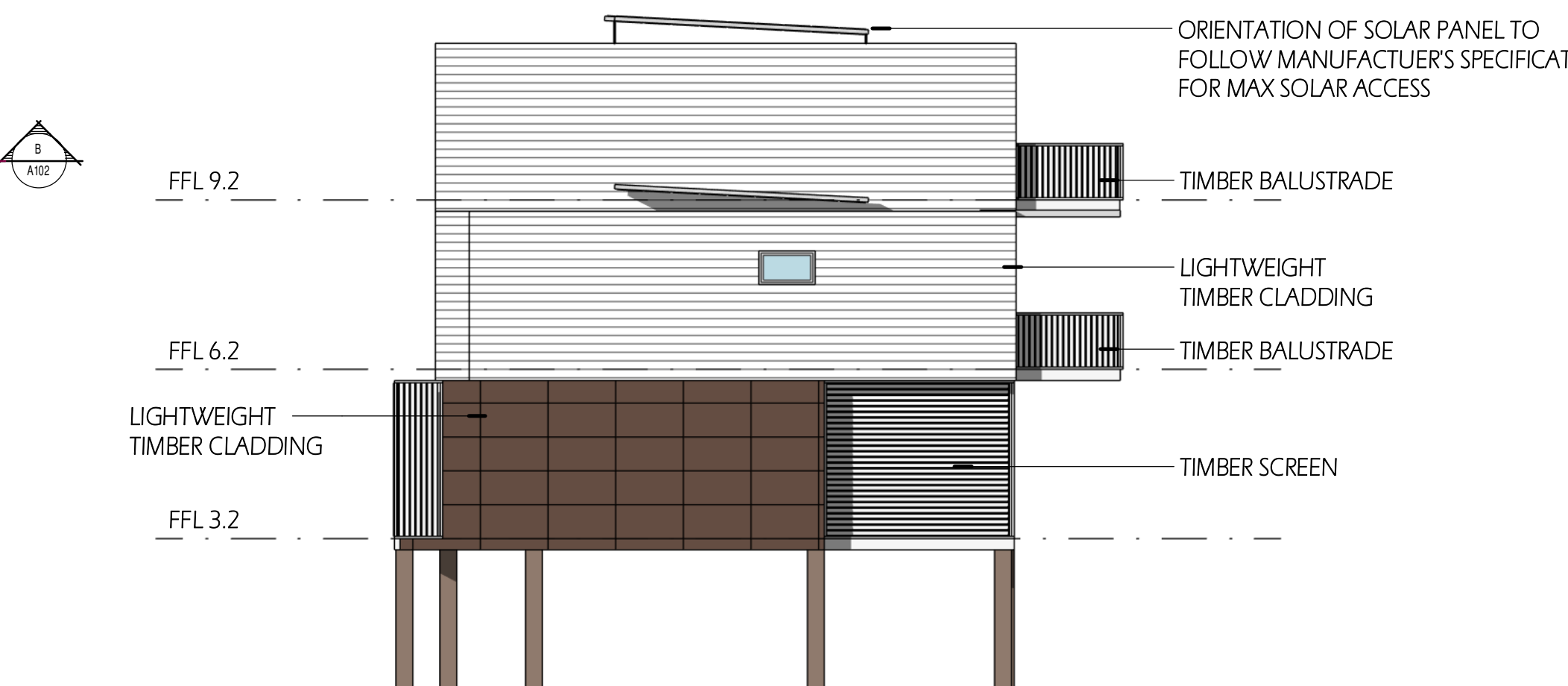
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WEST ELEVATION
1:100



NORTH ELEVATION
1:100



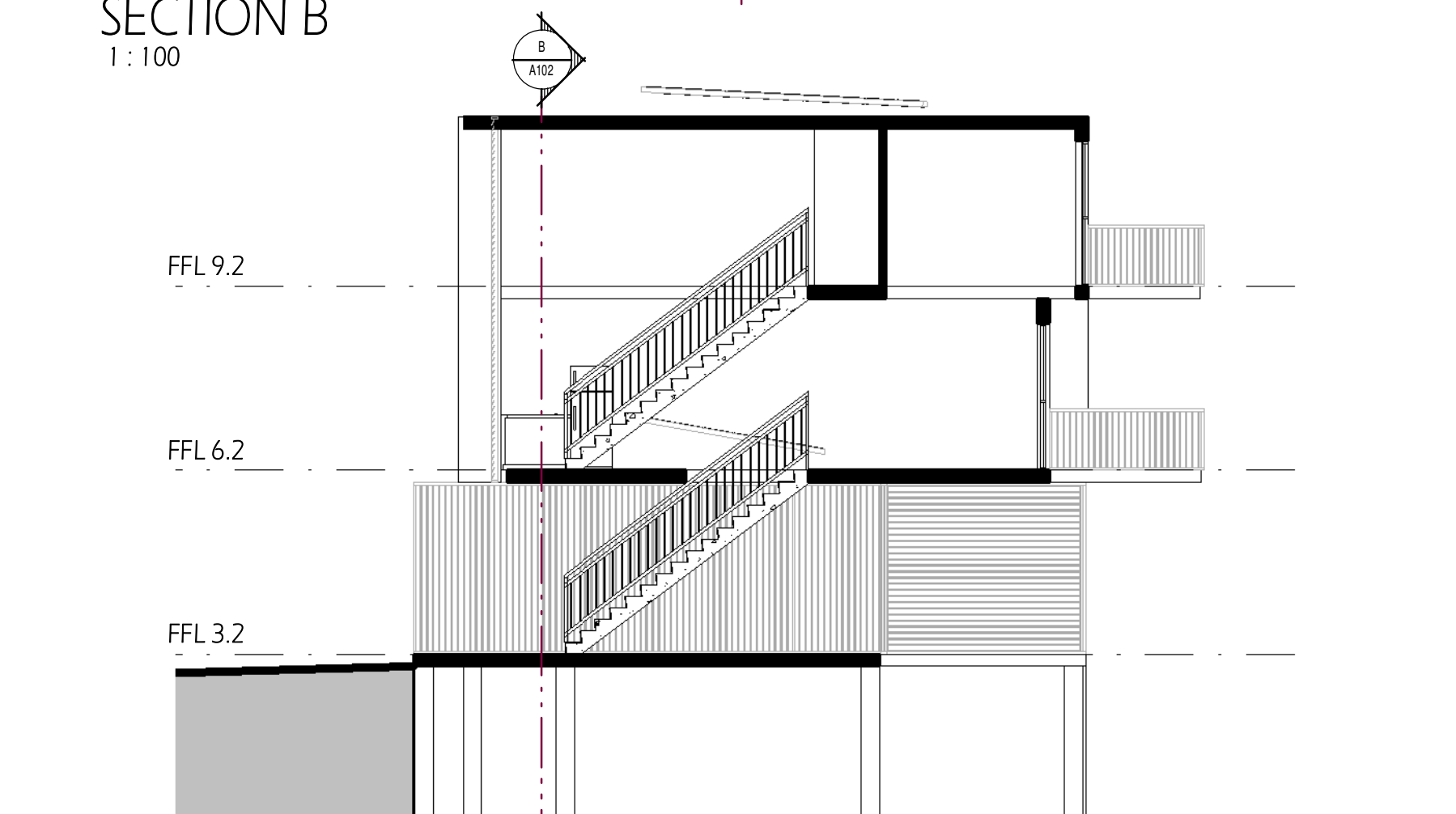
EAST ELEVATION
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SOUTH ELEVATION
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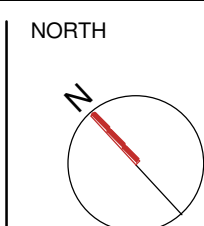
SECTION B
1:100



SECTION A
1:100

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	ADJUSTED LEVELS	08/06/20	CWL	HKH
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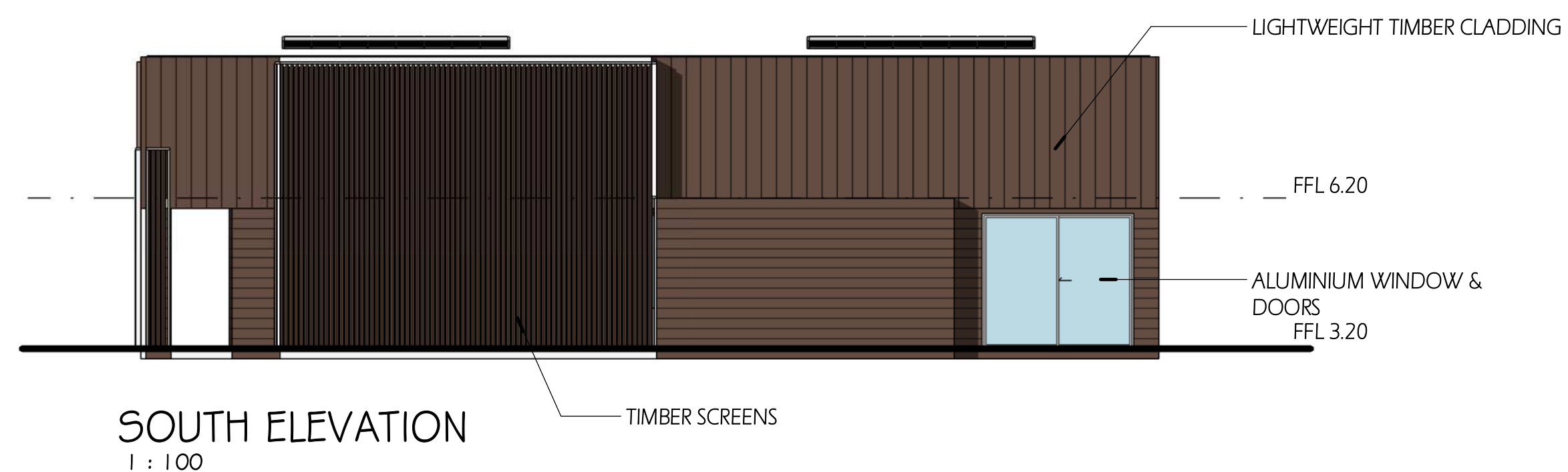
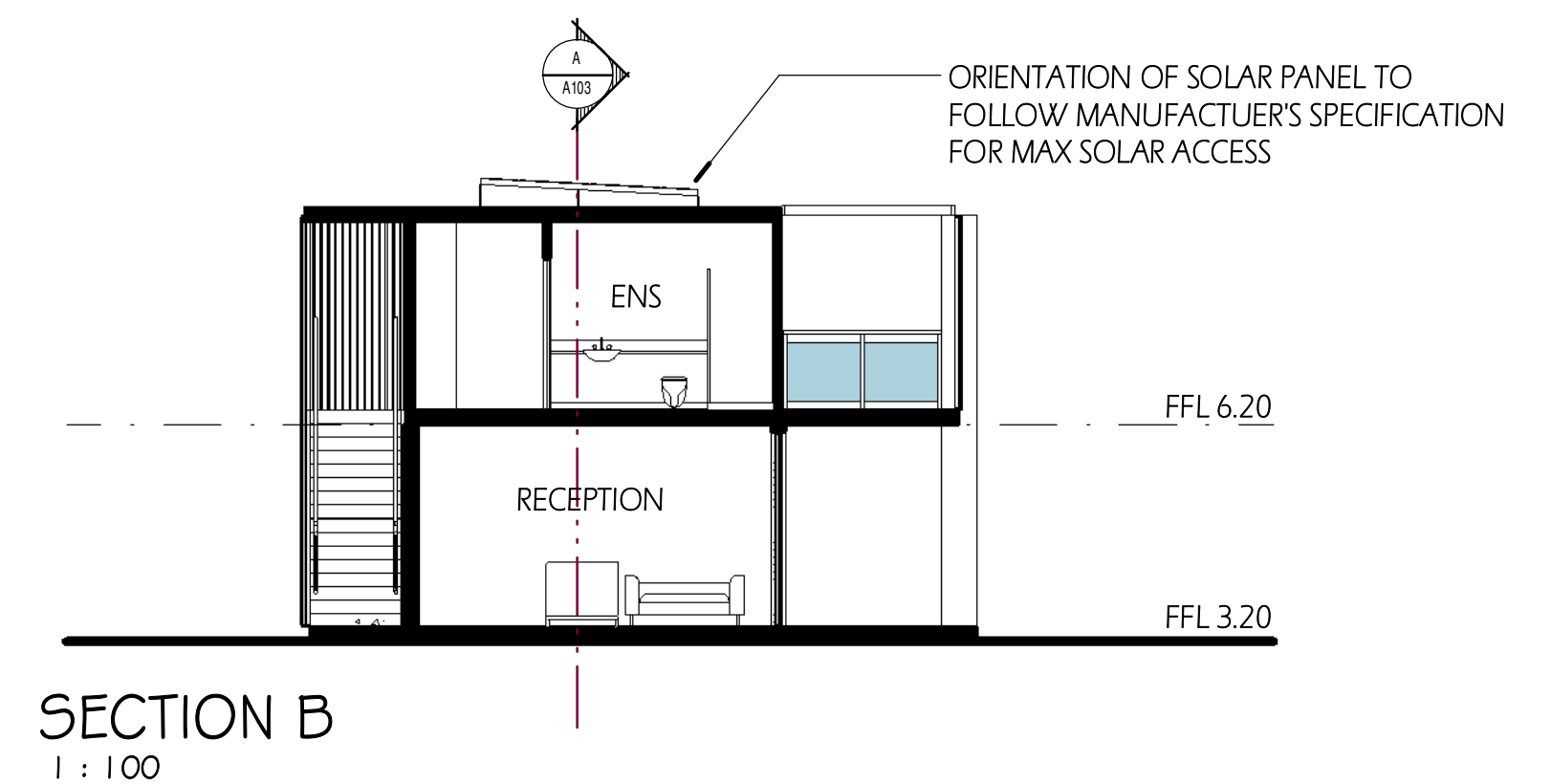
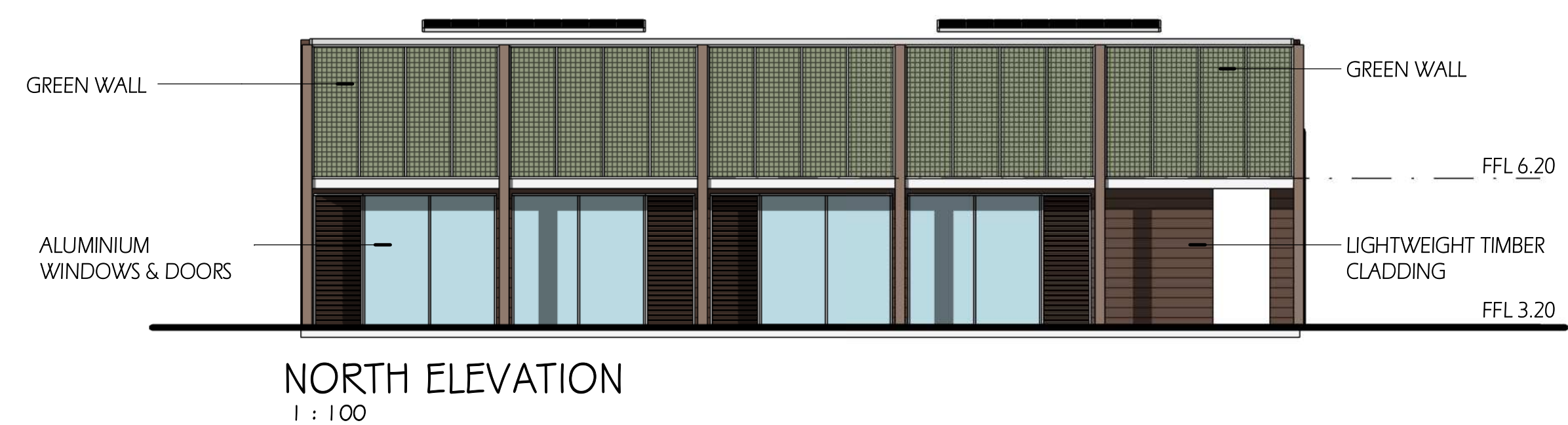
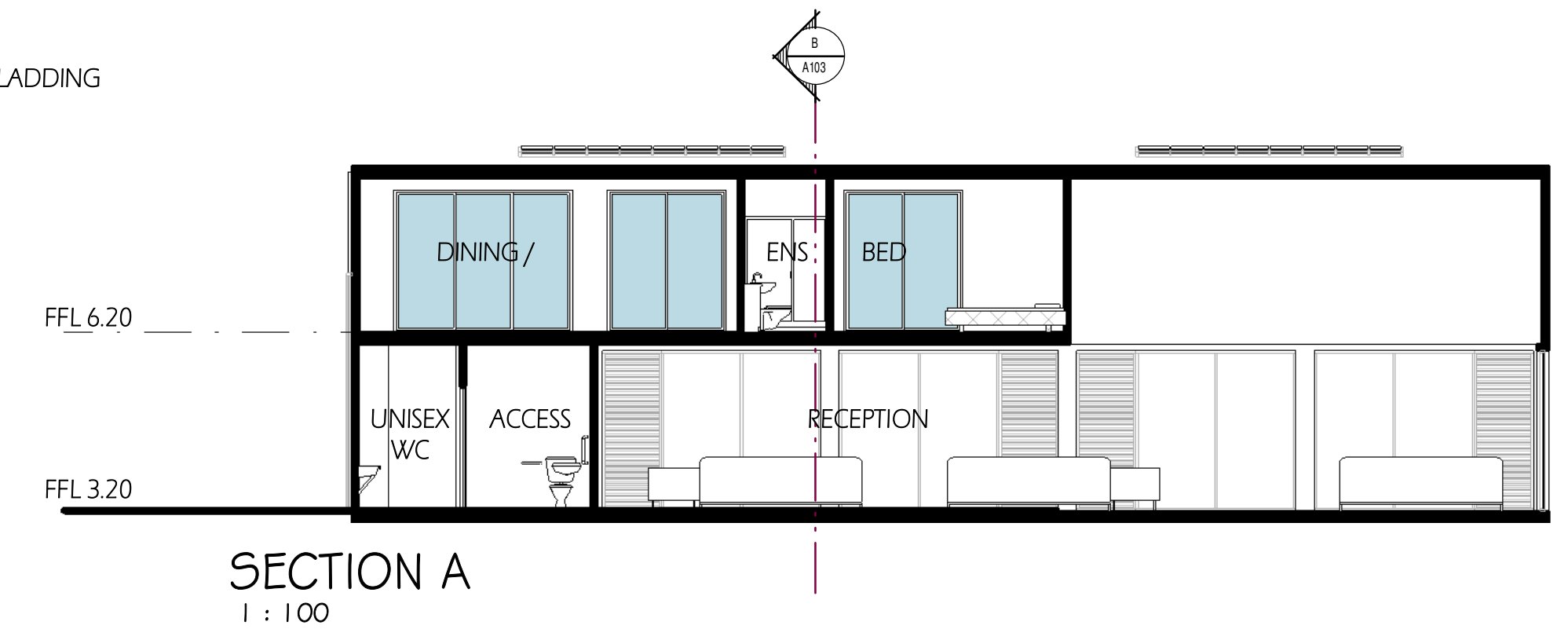
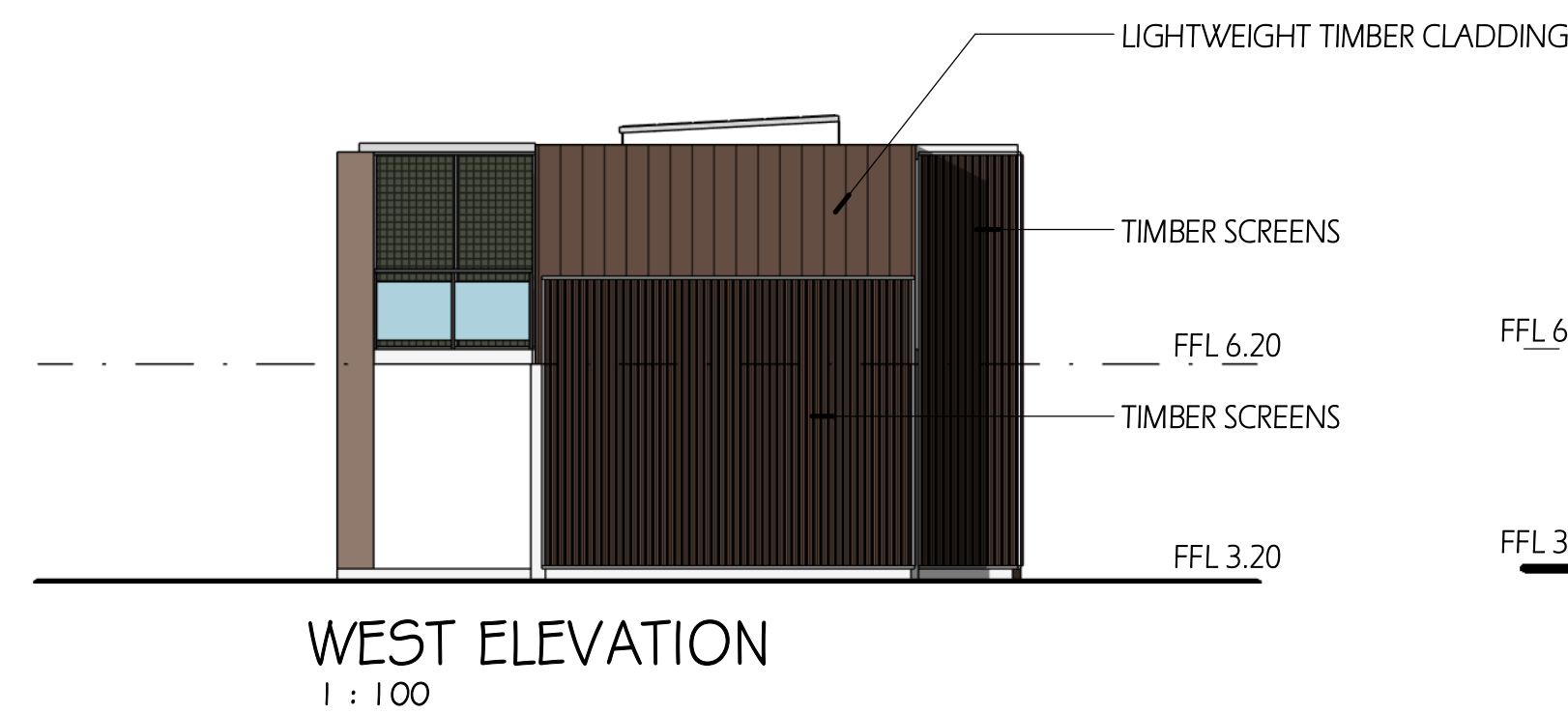
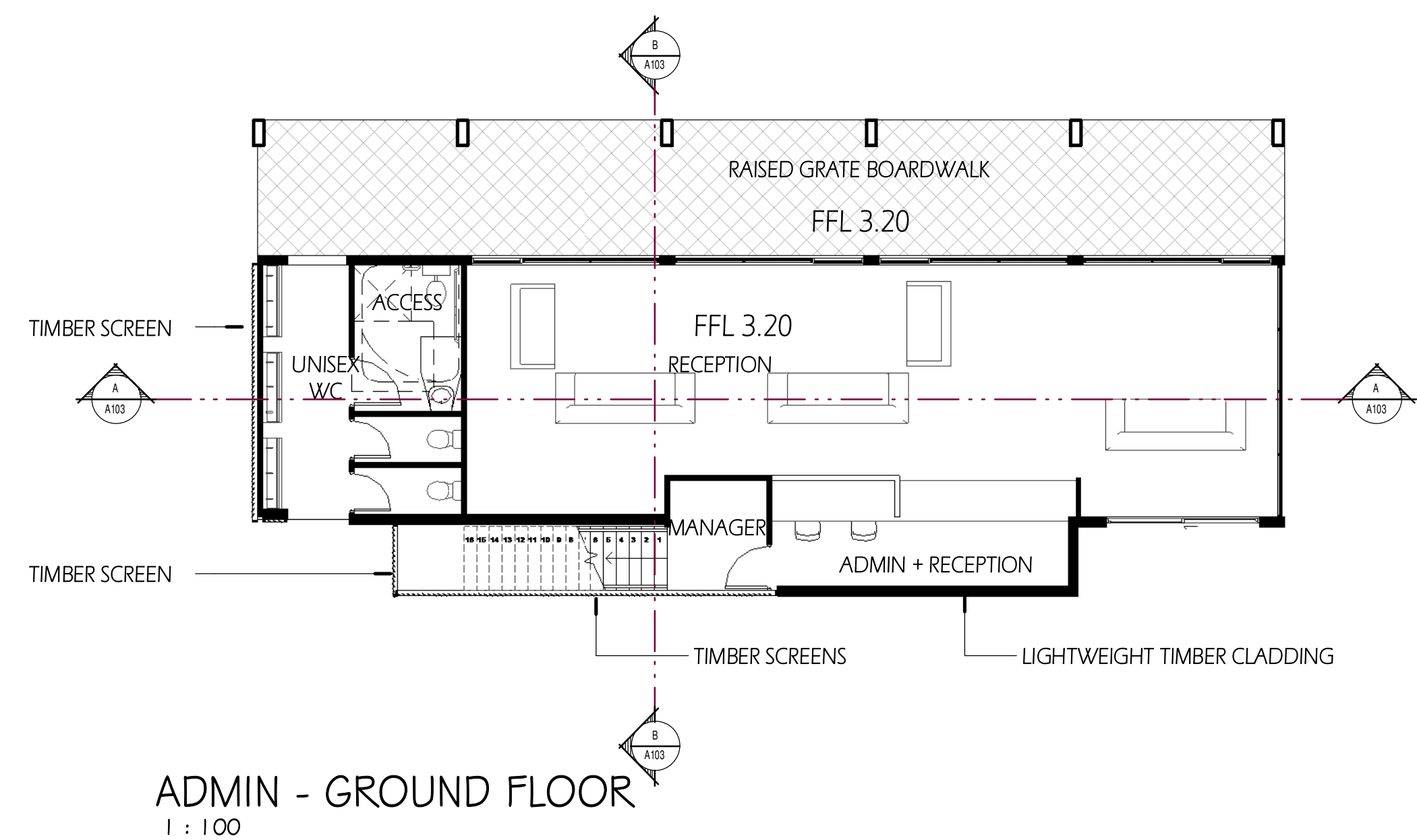
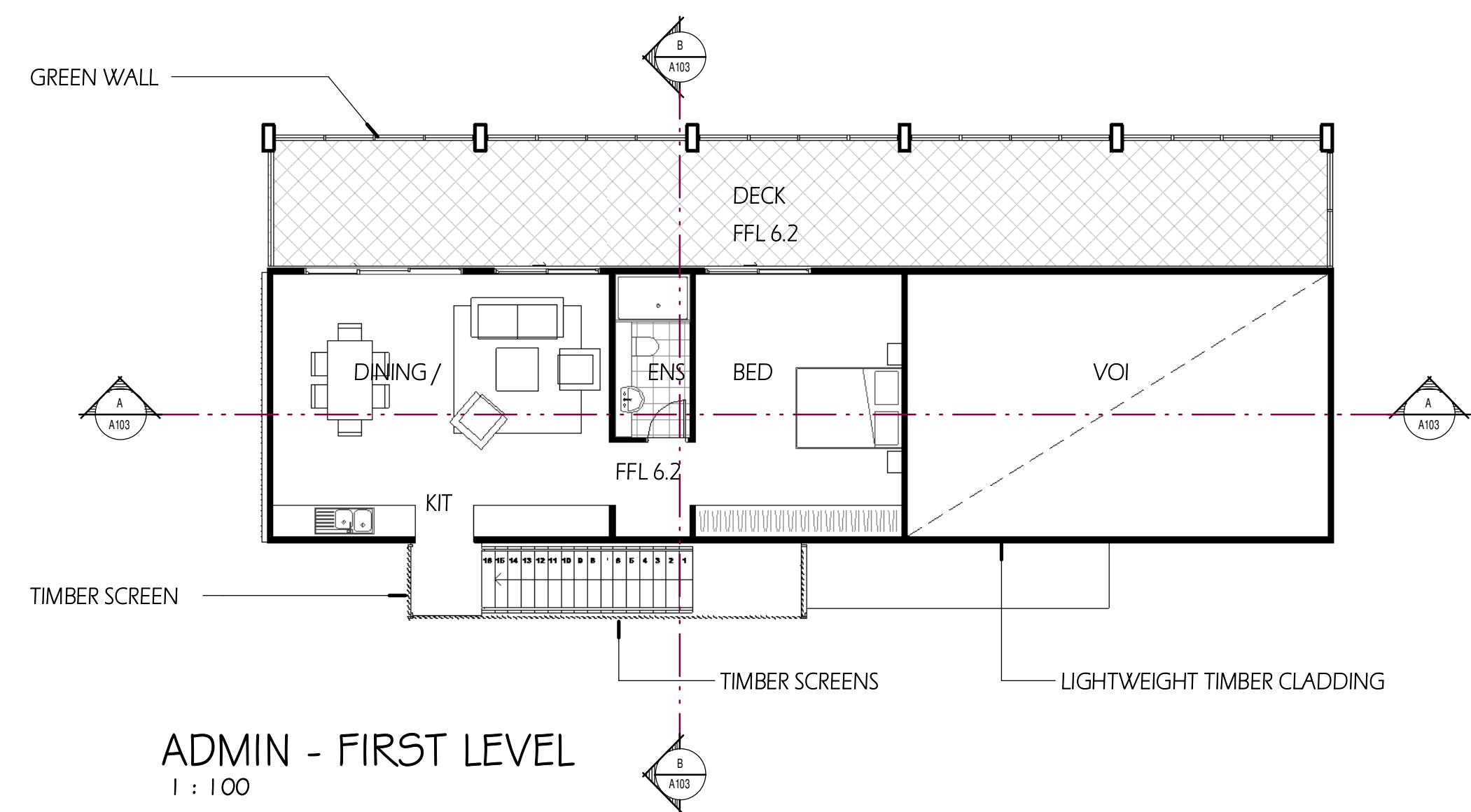
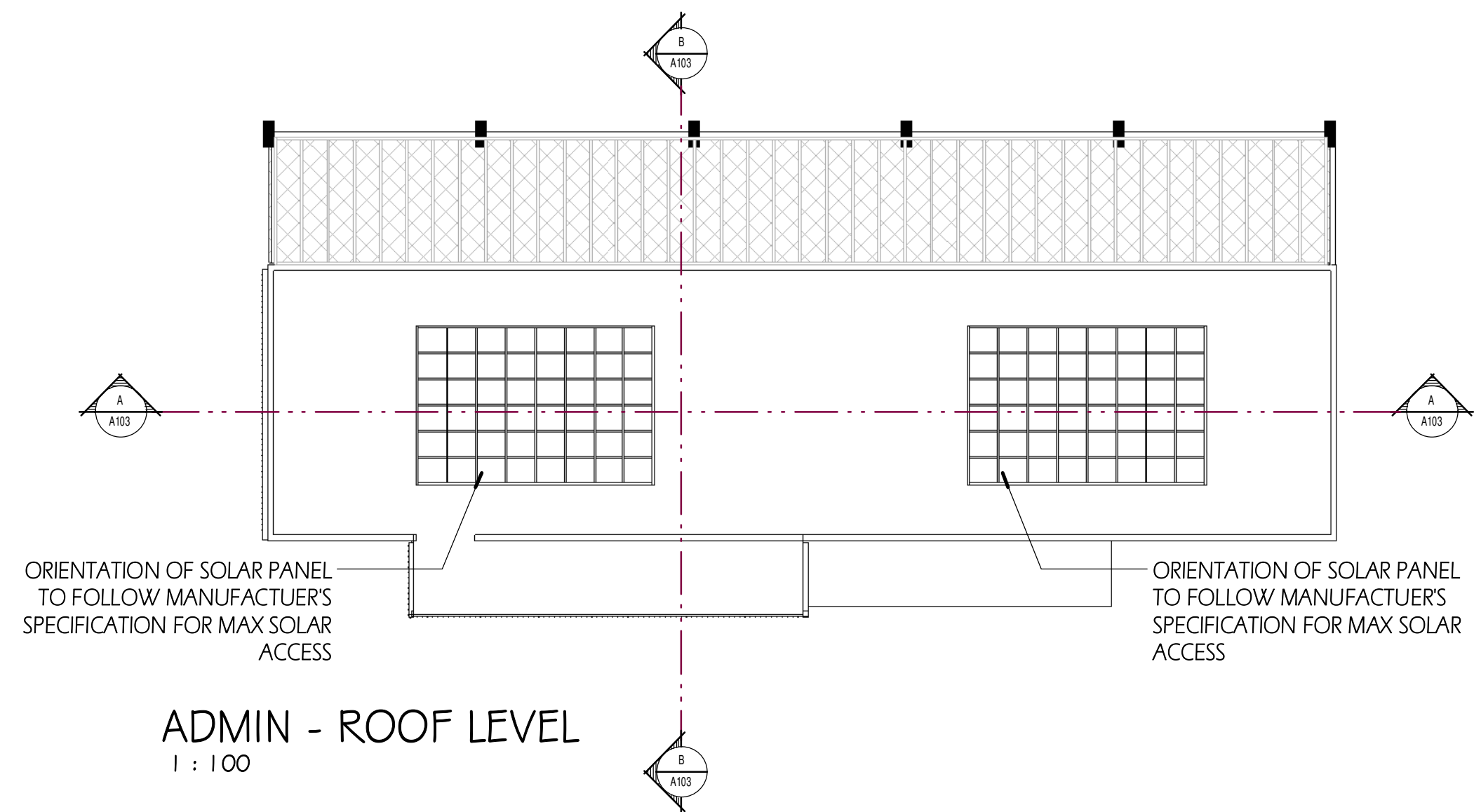
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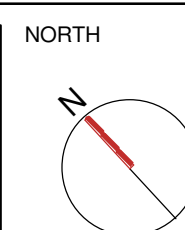
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SHEET TITLE:
STUDIO UNITS PLANS, ELEVATIONS & SECTIONS
DRAWN: CWL
JOB No. A102
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DATE: AUG 2019
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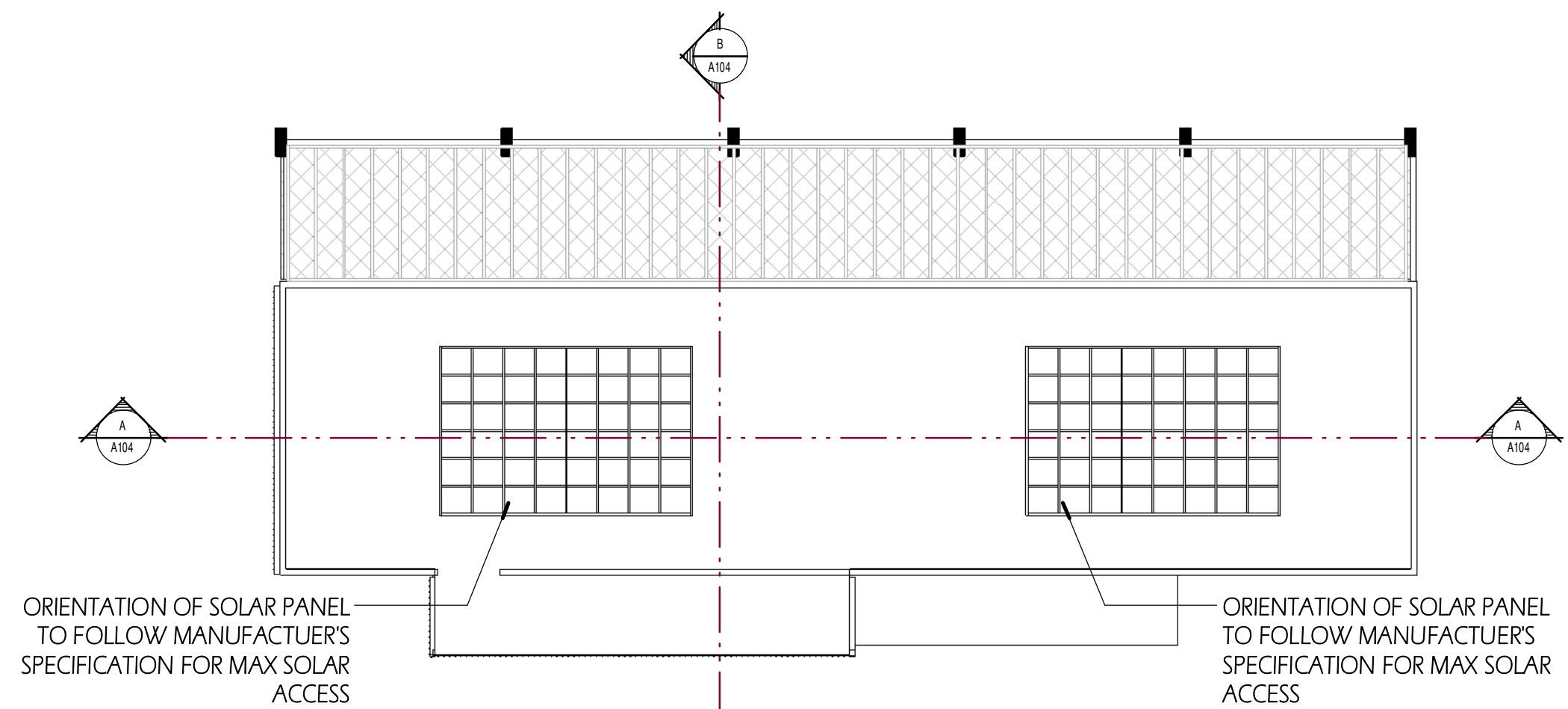
THE BAY RESORT DEVELOPMENT
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 4177 NELSON BAY ROAD, ANNA BAY, NSW
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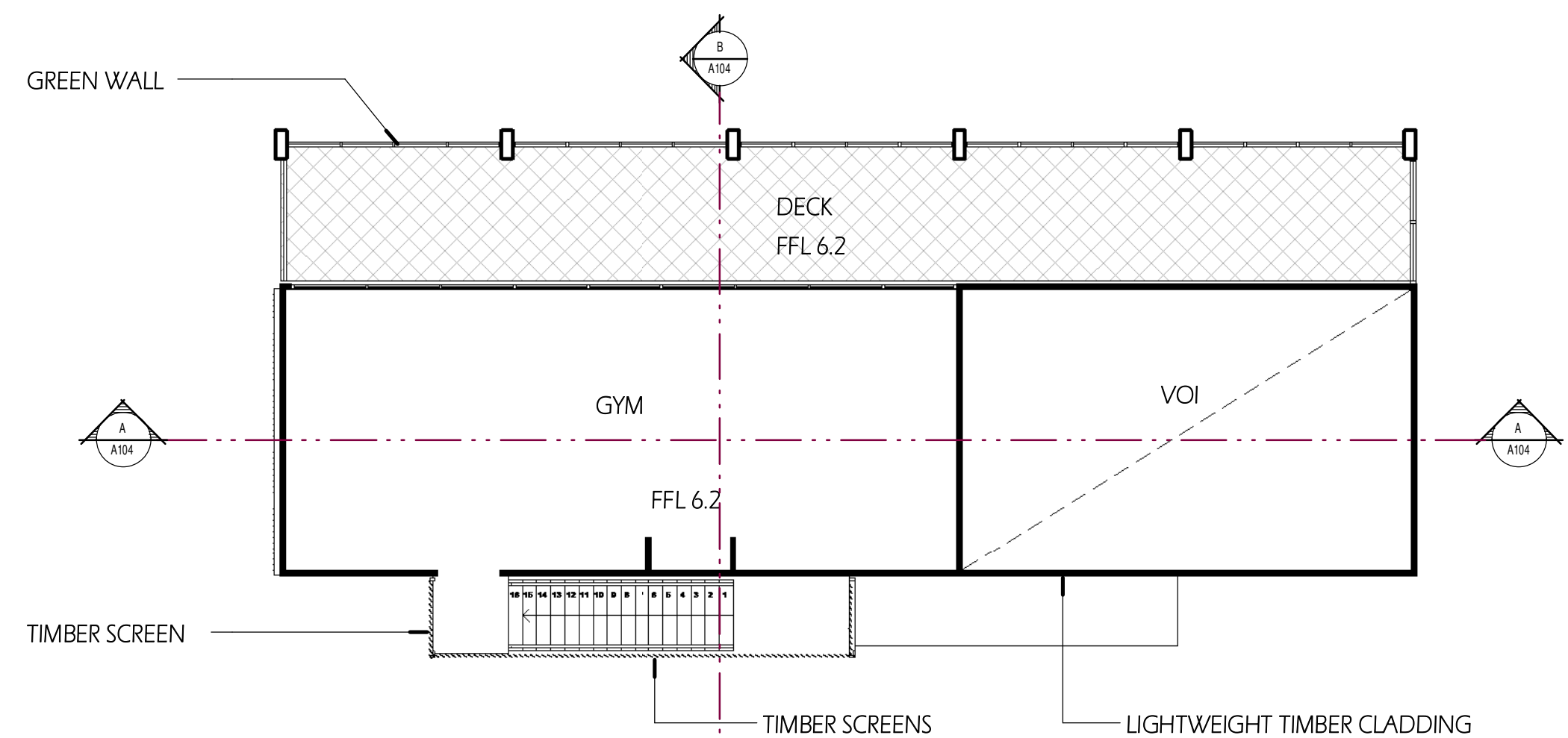
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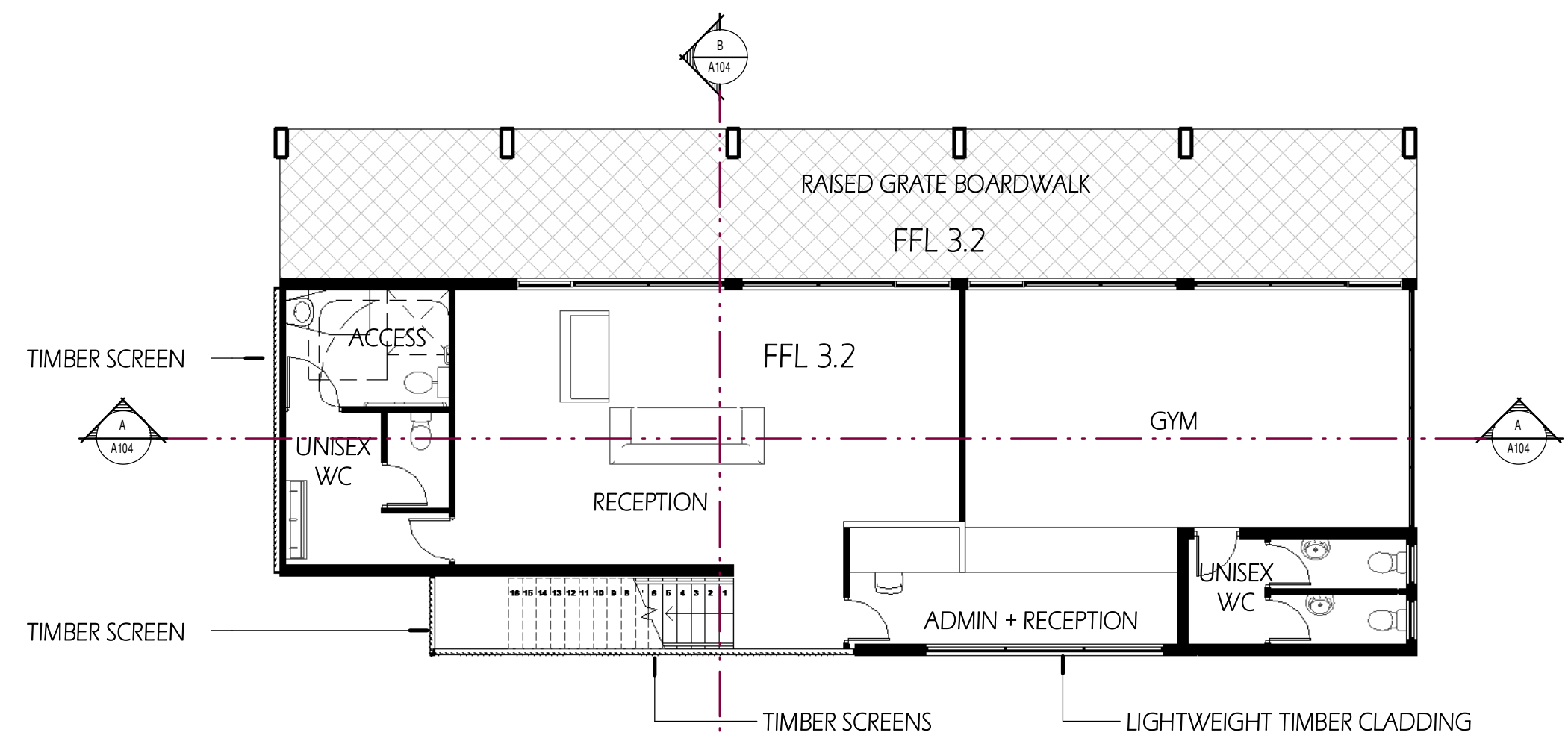
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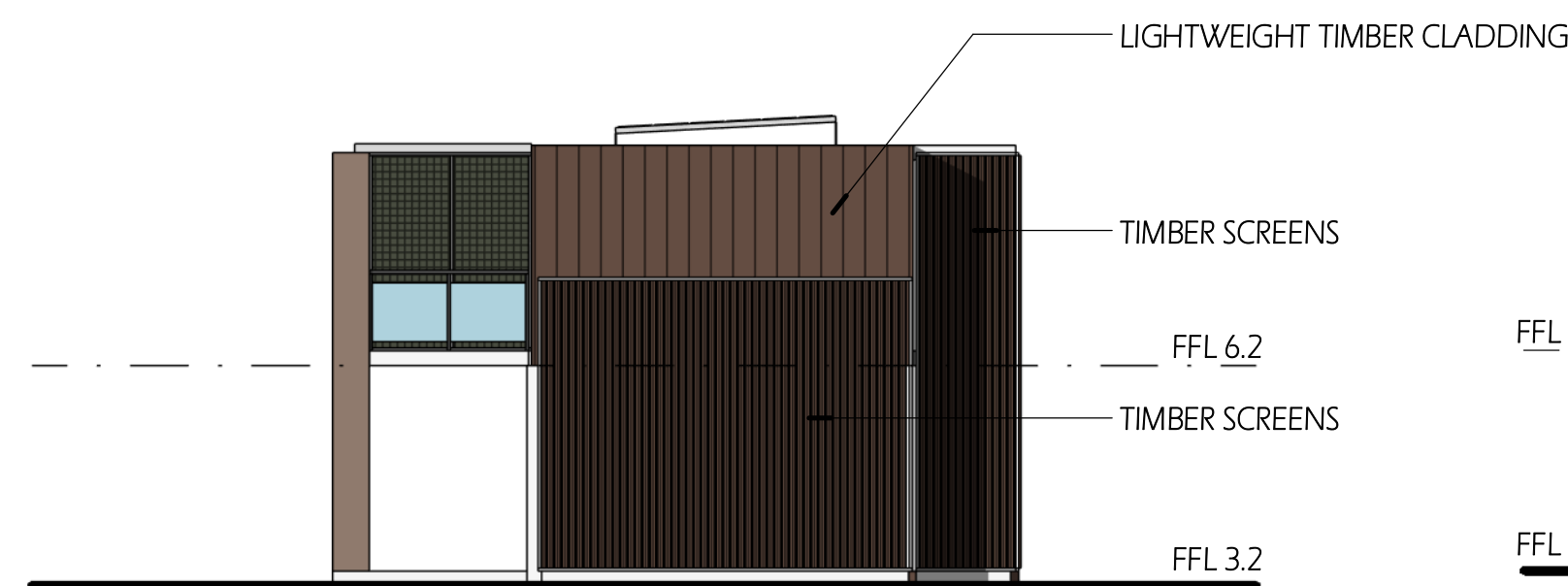
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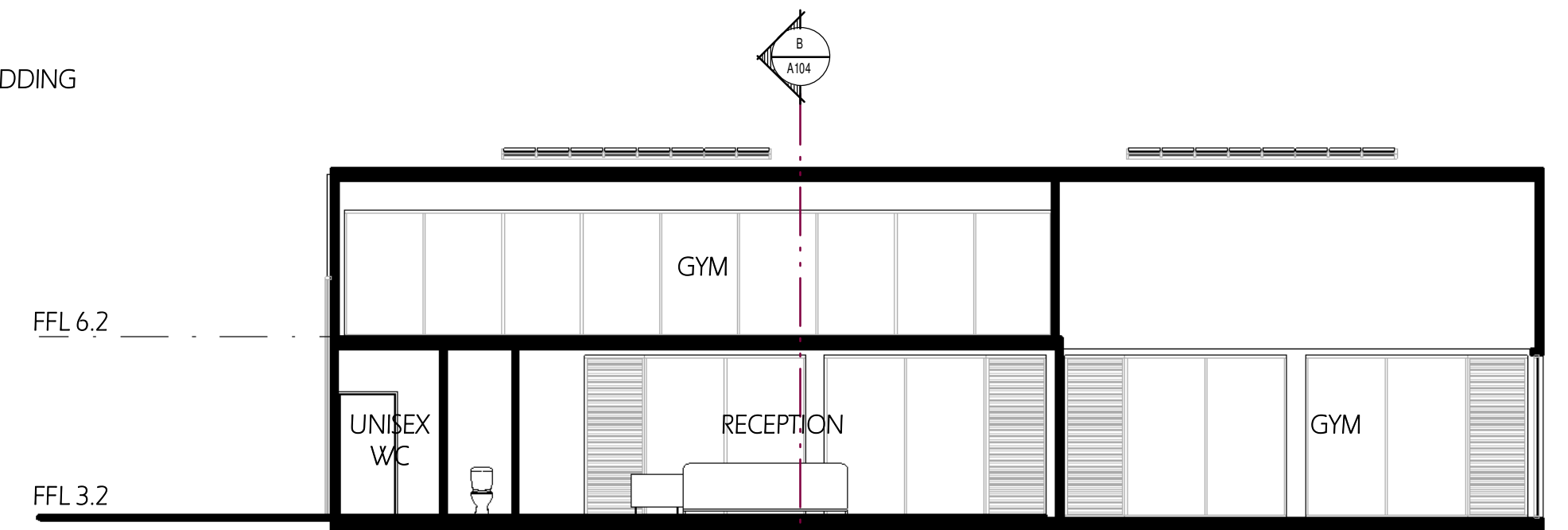
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WEST ELEVATION
1 : 100



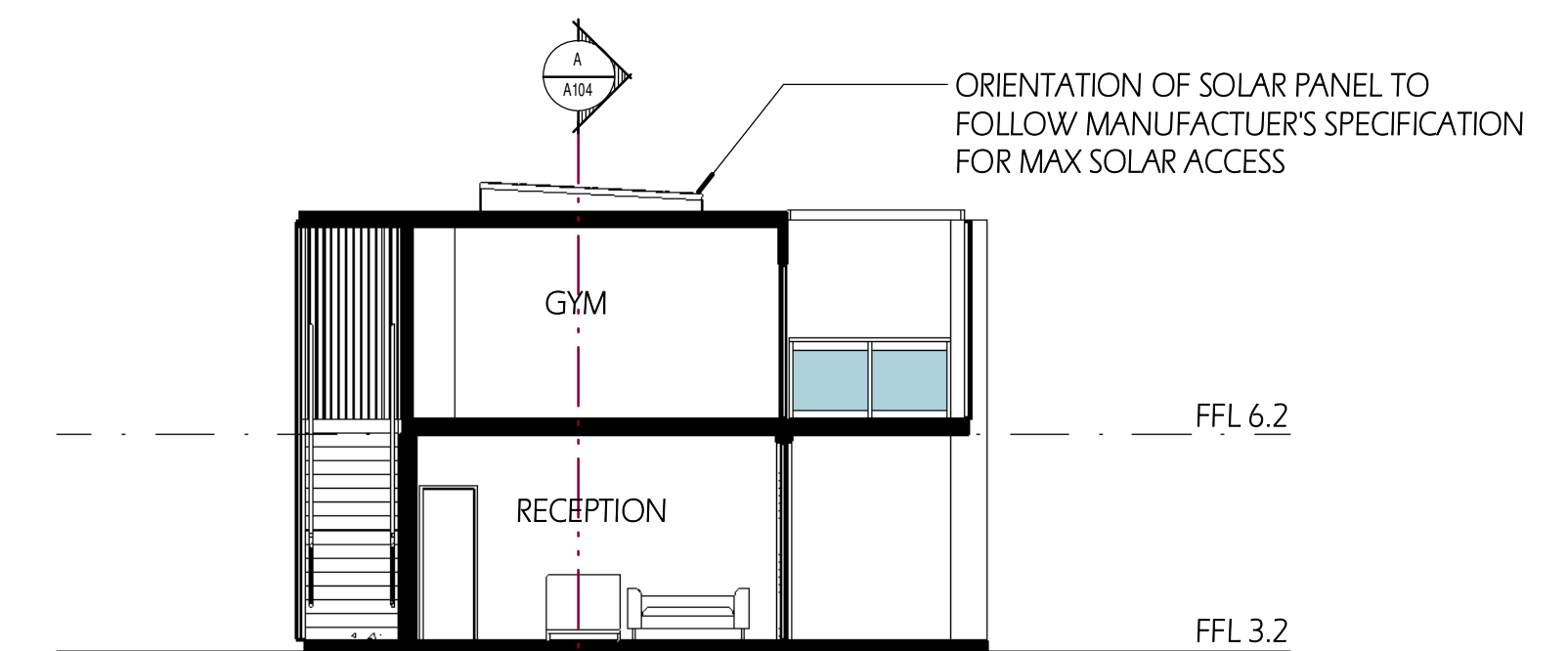
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EAST ELEVATION
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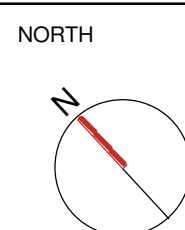
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SOUTH ELEVATION
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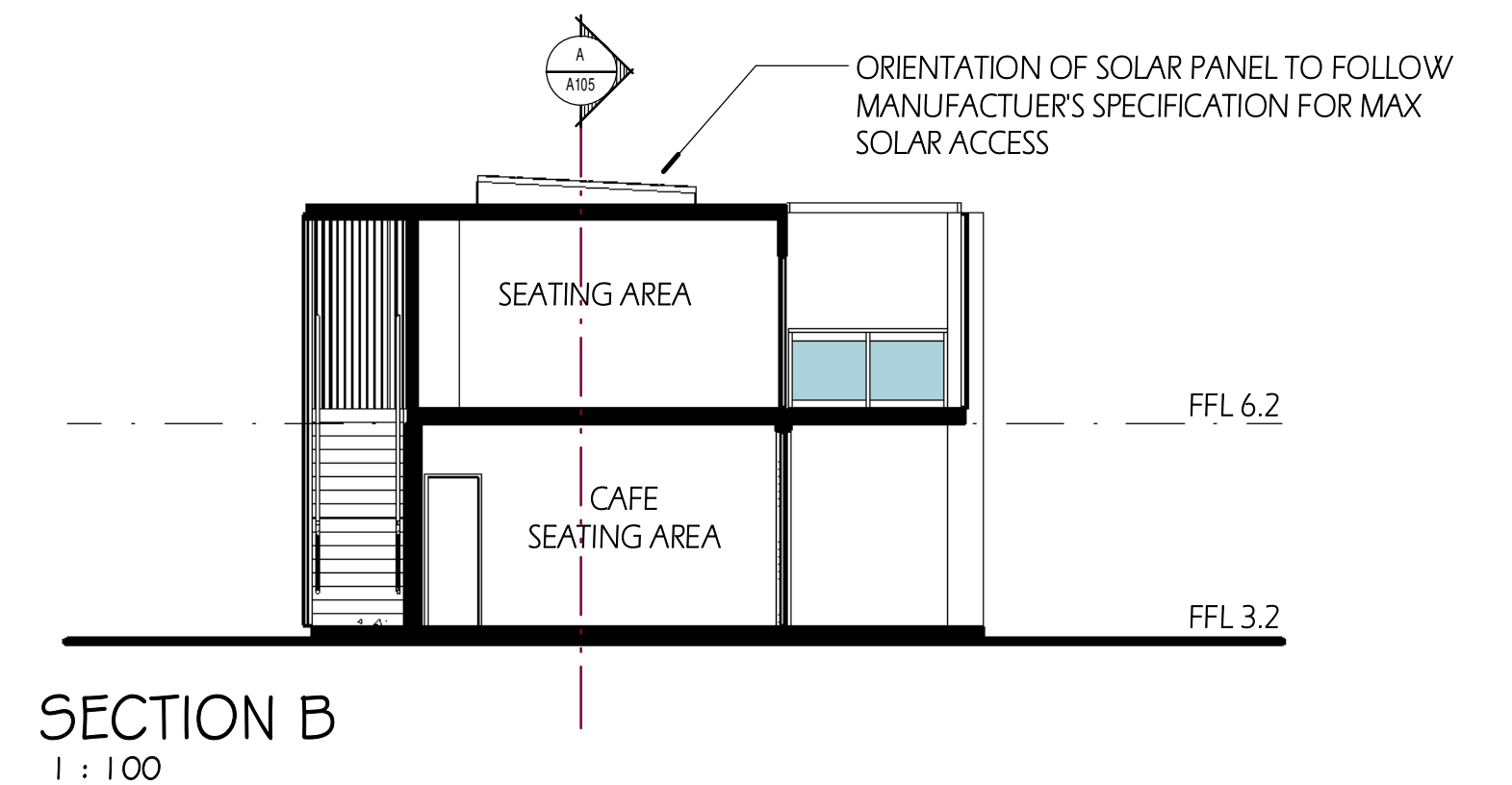
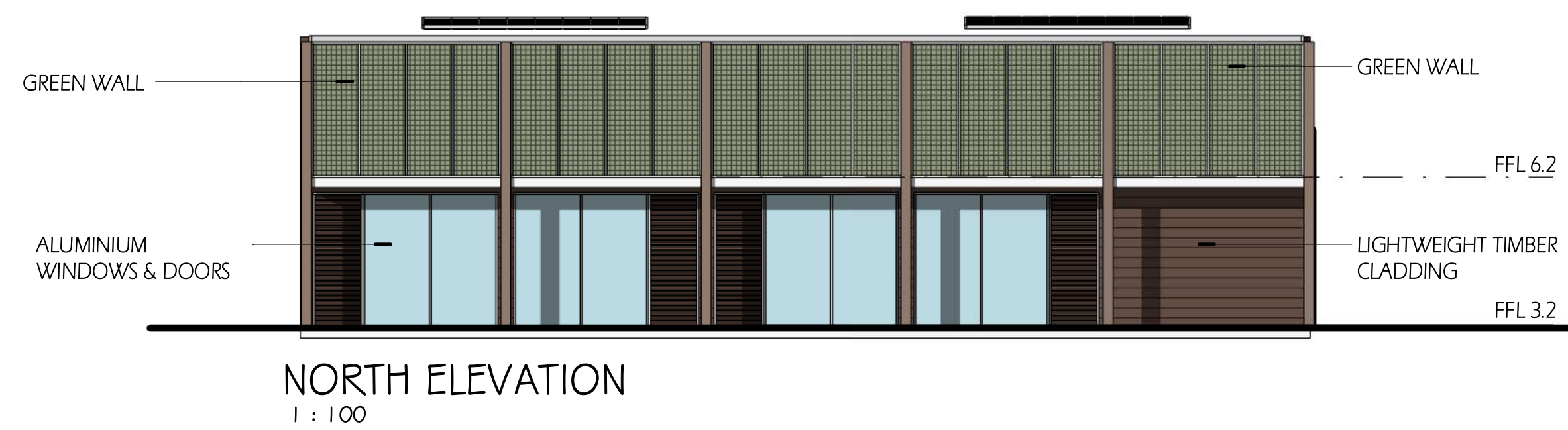
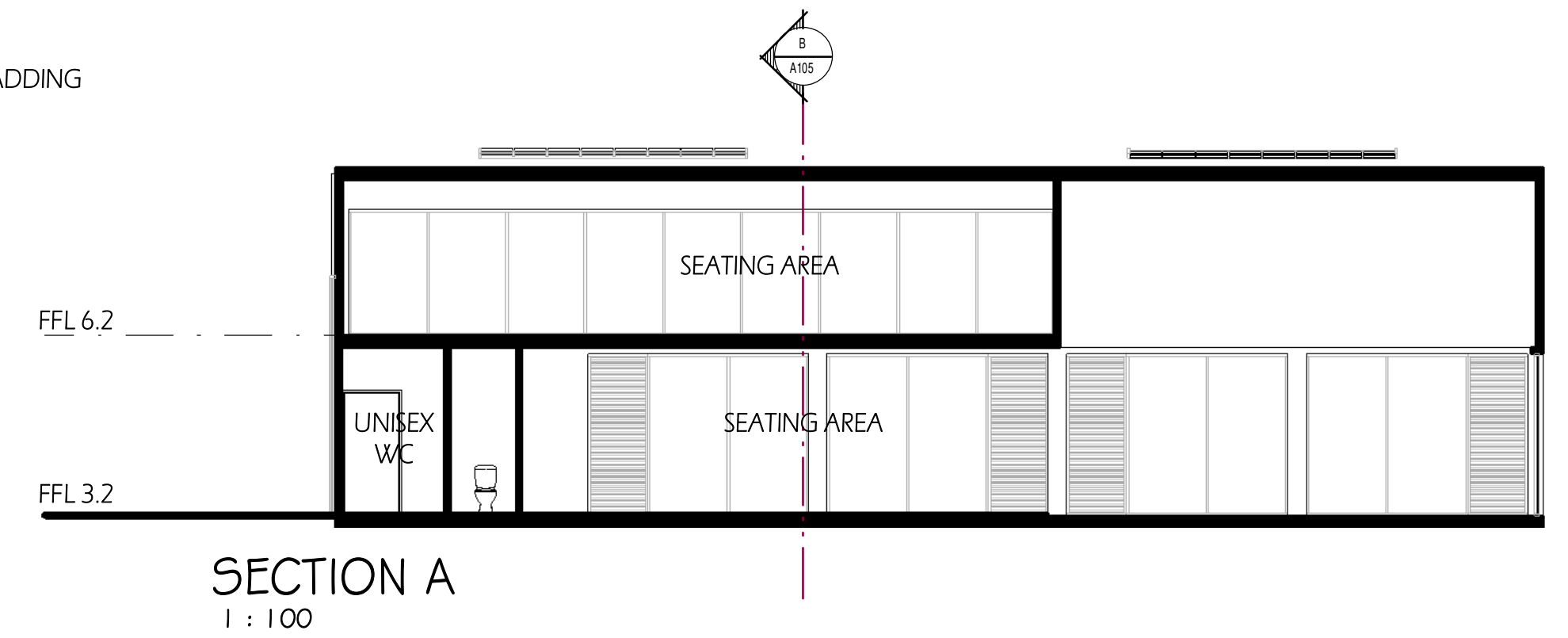
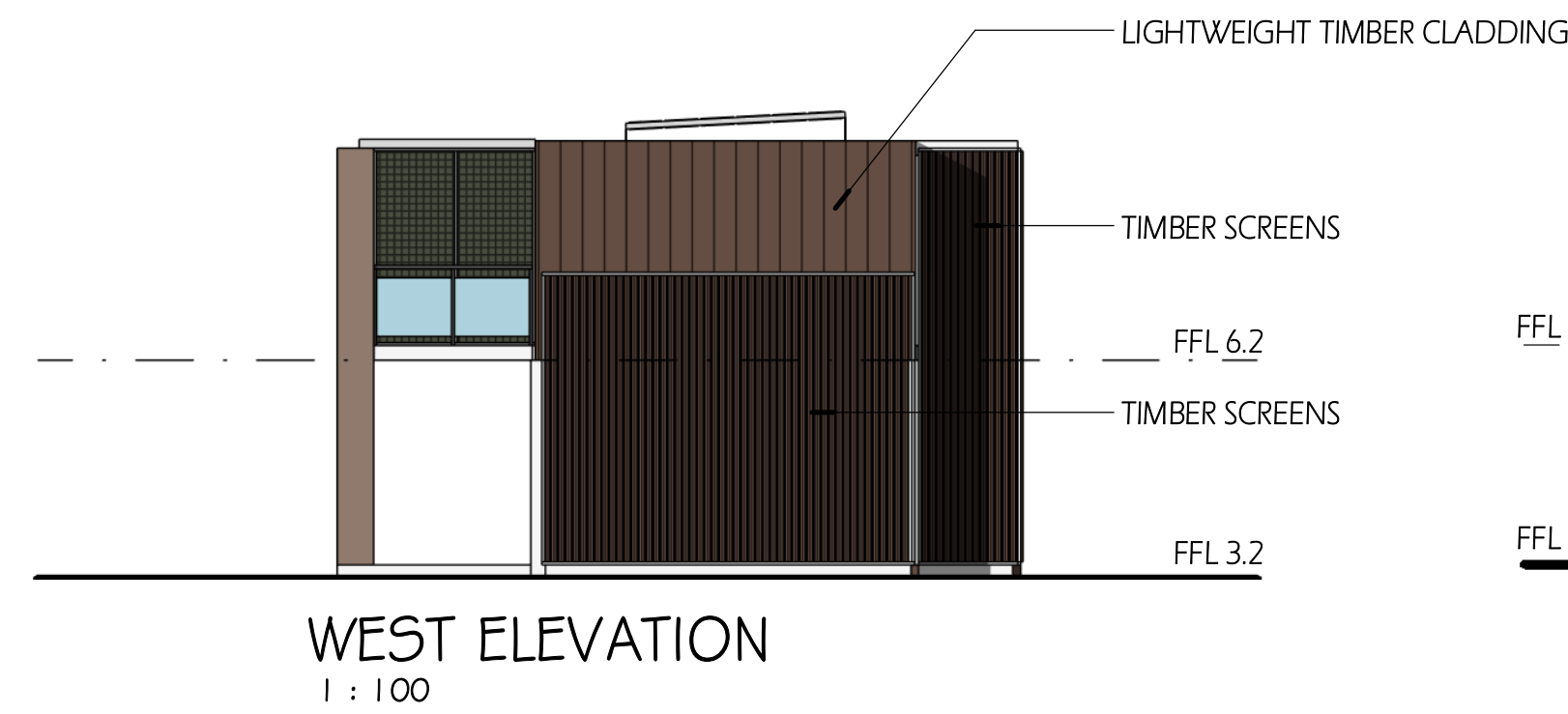
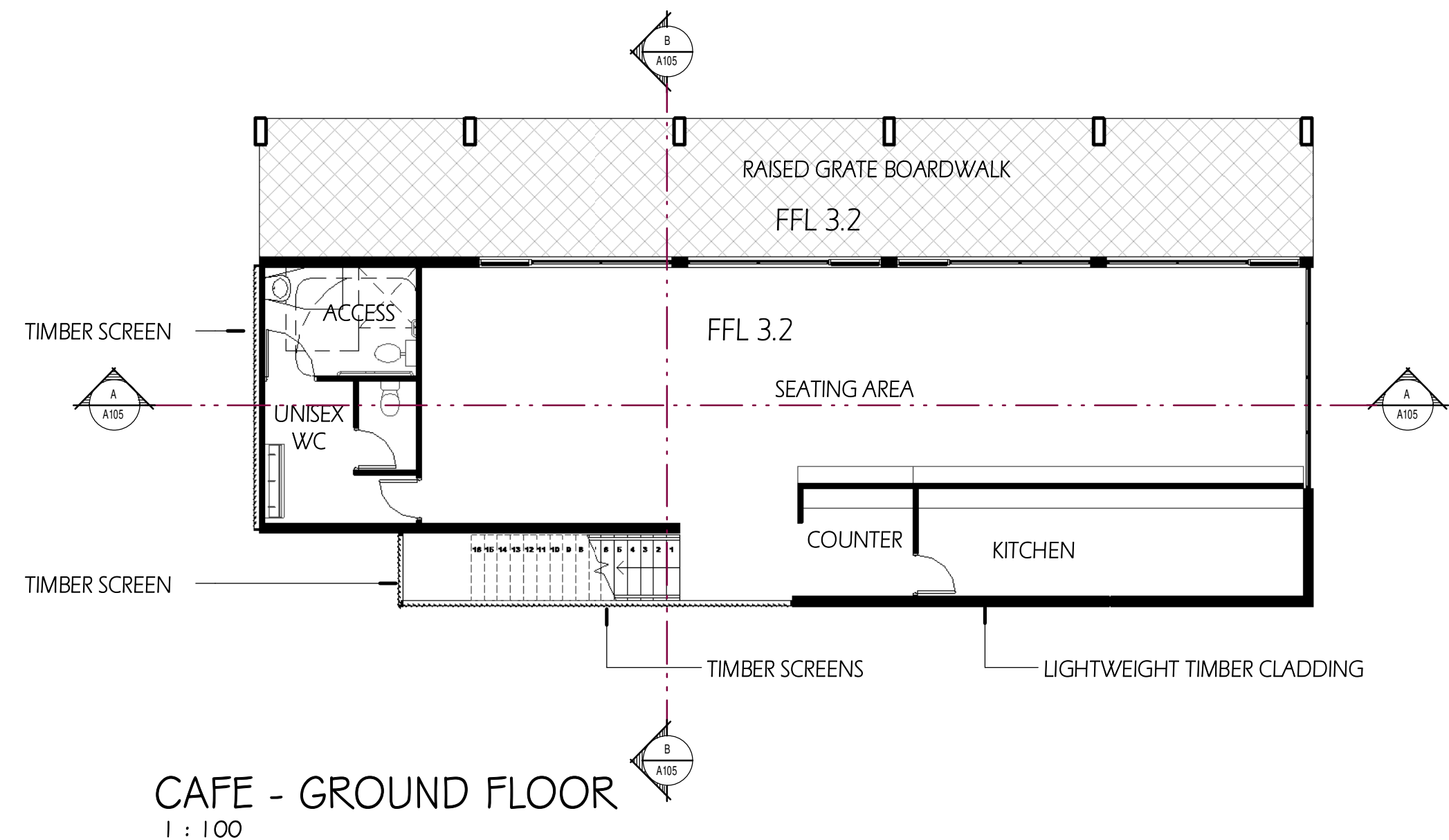
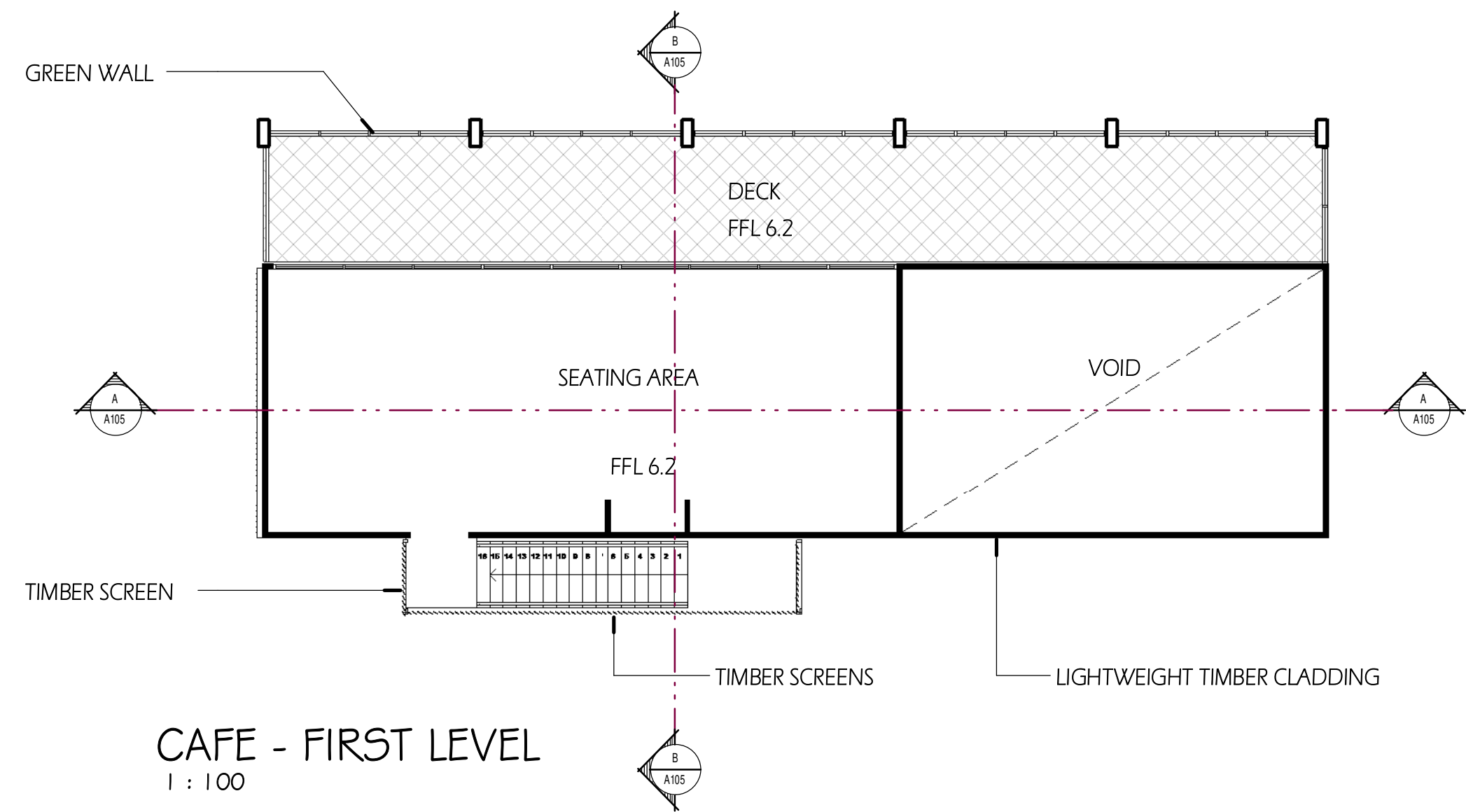
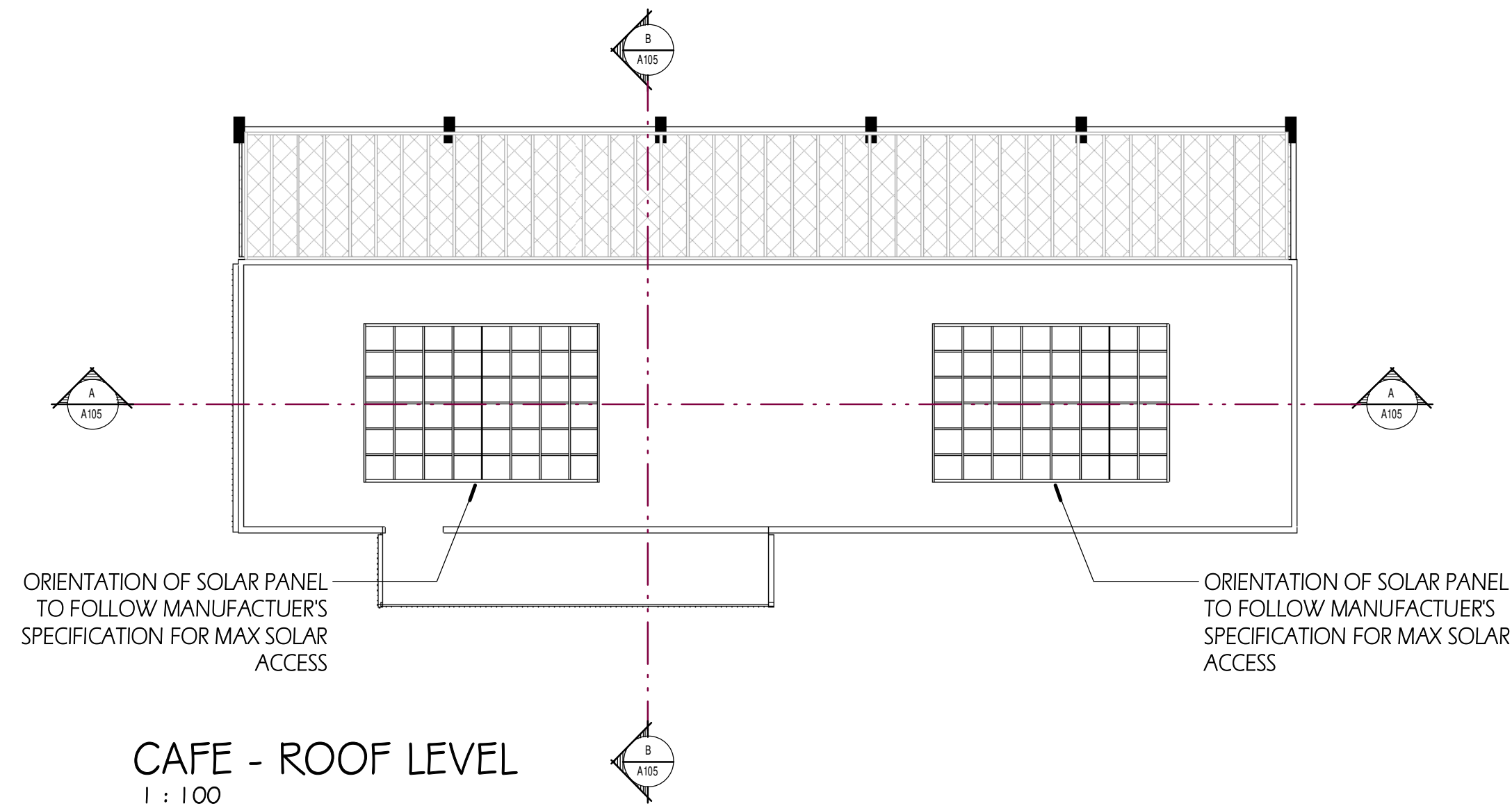
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JOB No.

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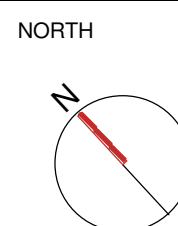
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ISSUE:
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B	AMENDED LEVELS	06/08/20	CWL	HKH
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SHEET TITLE:
CAFE BUILDING PLANS, ELEVATIONS & SECTIONS

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PROPOSED ARCHITECTURAL DESIGN REPORT

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01

Key Objectives

The key design objective for the proposed, eco-resort at Anna Bay is to achieve a balanced integration between the environmental characteristics of the coastal wetlands site and the creation of built forms. This will offer an experience, derived from innovative and spirited architecture, set within a highly sustainable framework of energy efficient strategies and principles.

02

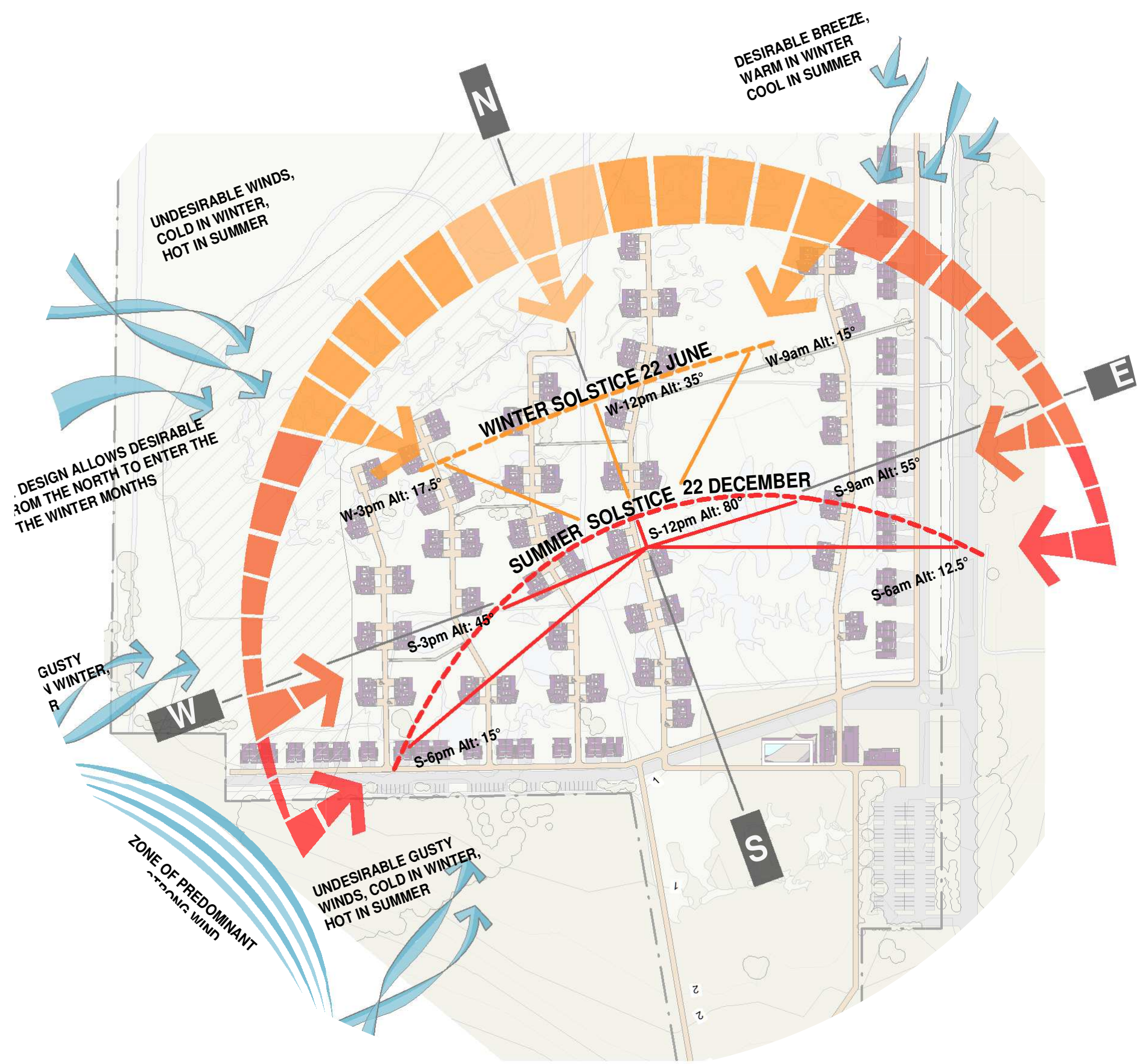
Project Description

The proposed eco-Resort occupies a strategic location, being accessible from both the resort's main entry by way of two (2) access roads. This includes a 15m wide road leading to the facility from Nelson Bay Road. The other main entry road leads from Crown Road. A roundabout is located at the hotels main entry vestibule, linked to the above road system. Disability access is available at this main entry precinct, by way of designated parking, ramps and at grade pathways. 112 car parking spaces also provided.

The buildings comprise three key functional elements, being the eco style accommodation including 68 x 1 & 2 Beds Studio shown as blocks (East and South) and 51 x 3 Beds Units with 10 Accessible units shown as blocks (A,B,C,D,E), a multi- purpose amenity building comprising café/gym and administration. As with the hotel, the accommodation blocks are designed with an East North axis spine. This fits with the resorts and ensures the buildings are north and east facing, allowing both natural light and ventilation.

03

Key Concept of Project



03 Key Concept of Project



REGIONAL WORIMI PENINSULA OBJECTIVE

Establish a secondary east west movement corridor to act as a complement to Nelson Bay Road, forming a defensible and recognizable edge to urban development and buffer to ecological zones.

Create the best model for progressive regional development in NSW, harnessing the strategic and ecological tourism potential of the wider Port Stephens Region.

Enable the Worimi Peninsula to become a

unique and diversified, compact grouping of communities and holiday destinations able to withstand shocks such as fuel and supply shortages, tourism downturns and non-vehicular movement through a walkable and connected public domain network.

Deliver a best practice regional urban renewal model that promotes an inclusive policy of a fine grain variety by 'many hands'

03 Key Concept of Project



CREATE AN EXEMPLARY PLACE AT **ANNA BAY**

Promote the contemporary open city, based on public connections, leading environmental design, a combination of diverse uses, housing and social inclusion.



PRIORITISE PUBLIC AND ACTIVE FORMS OF **TRANSPORT**

Encourage and support expanded and new alternative forms of transport to the car such as bus, walking, cycling and car share.

Create good linkages within and extending out of the area, promoting better connectivity.

03 Key Concept of Project



ENHANCE THE **PUBLIC DOMAIN STRUCTURE AND CHARACTER**

Enhance the public domain as the physical armature and social space of the community, providing a clear boundary and buffer to the natural environment.

Configure the public to provide multiple connections, embrace social inclusion, open up enclaves and prevent dead-ends.

Create a range of new attractions with active, high quality public spaces, recreational activities and community buildings.

CALIBRATE BUILT **FORM AND DENSITY**

Embody and enshrine the planning principles of higher build density, higher design quality and improved amenities.

Create a contemporary and diversified build environment, with a confident architectural character based on urban condition, orientation, use, amenities, material character and environmental performance.

03 Key Concept of Project



CREATE HIGH QUALITY ARCHITECTURE & LANDSCAPE DESIGN

Promote the best practice design standards with regard to site planning, amenities, access, environmental performance and aesthetics.

Design all building on passive solar design principles, maximizing winter sun to the main gathering areas, and minimizing direct summer sun to the interiors;

Design all openings relative to their orientation, with appropriate sizing, shading, screening,

weather protection and window operation to be carefully considered so as to enable and calibrate natural ventilation.

Create a variety of grand and intimate exterior spaces that consider their potential for sociability, environmental design and landscape excellence.

03 Key Concept of Project



DEVELOP HIGH QUALITY
HOSPITALITY

Enable diverse opportunities for retail, employment, cultural, community and recreational uses.

Create retail and hospitality buildings that people want to work in and visit



PROMOTE **SOCIAL**
CONSIDERATIONS

Enable opportunities for employment, cultural, community and recreational services.

03 Key Concept of Project



PROMOTE SUSTAINABILITY

Create the best model for leading passive and environmental design for climatically responsive hospitality at a range of densities.

Achieve best practice environmental and biological performance, making a proportionally greater contribution to the greater Port Stephens environment, ecology and sustainability.



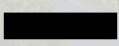
CREATE AUTHENTIC CLIMATE BASED TOURISM THROUGH URBAN COOLING

Create a development that enables buildings to be cooler and greener and allows for the public realm to be user friendly and active.



04

**Key
Elements of
Project
Built form
& Density**



04 Key Elements of Project Built form & Density



CALIBRATE BUILT FORM & DENSITY

The buildings are connected by a network of access roads and landscaped, pedestrian pathways. This network is sensitively sited and integrated with the site's built elements and unique, natural features. This smart growth values long-term, regional considerations of sustainability over a short-term focus. Its sustainable development goals are to achieve a unique sense of community and place, equitably distribute the costs and benefits of development, preserve and enhance natural and cultural resources, and promote public wellbeing.

04 Key Elements of Project Built form & Density



Provide a build form that relates to the location, outlook and scale of the public domain and creates strong definition for public and gathering spaces; The proposal intensifies density to the south of the site (north of Nelson Bay Road) while providing appropriate landscape spaces, amenities, solar access, privacy and building separation.

Design a built form character derived from social, historic, coastal and climate conditions specific to the region.

Propose a generous and clearly identifiable east west link to delineate cutting edge urban development styles with softer and gentler ecologically sensitive elements.

Building configuration shows the clear limit to intensity where the existing pastured lands' end, reaching gently and sensitively into the wetlands in a manner which enhances remnant ecosystems and provides for a unique and meaningful experience.

04 Key Elements of Project Built form & Density



All buildings are arranged to have a direct address to the site's streets, lanes and walkways – acknowledging and responding to the hierarchy of these frontages; designed all buildings to align with deep views to the landscape to form articulated and confident edges.

The orientation of buildings are to be configured so that the individual building forms a logical and legible grouping, equitably sharing sun, outlook, amenities and the like.

The strategies of the proposal have been developed over time. Examples of such strategies include the arrangement of rooms or the sizing and orientation of windows in a building and the orientation of facades and streets or the ratio between building heights and street widths for urban planning.



This eco-focused, conceptual design approach also offers enhanced views, with clear, uncluttered, natural outlooks over the site and surrounding environments.

It is to minimize the negative environmental impact of buildings

05

Key Elements of Project Architectural Elements

by efficiently and moderately using materials, energy, and development space and the ecosystem at large. The concept of the proposed sustainable architecture uses a conscious approach to energy and ecological conservation in the design of the built environment.

05 Key Elements of Project Architectural Elements



Configure thin section buildings for all types, except for non-residential / accommodation building types which may be wider as long as they achieve an articulated form and good environmental performance of interior spaces. These thin cross section buildings, will allow for have excellent daylight, winter sun, cross flow ventilation, and achieve a “green” look.

All buildings are facing to the north or east to create the passive solar design principles, maximum winter sun to main gathering areas, and minimizing direct summer sun to the internal spaces.

Arranged buildings to include a variety of internal designs that will

allow adaptation uses. The ceiling height of the accommodation space is a minimum 2.7m floor to ceiling height. This improves solar access to rooms, common areas, open spaces in winter and cool breezes in summer.

Use a predominantly naturally colored palette for main external walls and roofs to provide a level of visual consistency, integration with the adjoining natural environment and minimize heat gain.

05 Key Elements of Project Architectural Elements



— All habitable spaces are naturally lit and ventilated; applied the skylight and solar panels on the roof to provide daylight, fresh air, and express sustainability to all common areas on all levels.

— Proposes solar panels on the roofs; the development of affordable, inexhaustible and clean solar energy technologies will have huge longer-term benefits. It will increase the complex's energy security through reliance on an indigenous, inexhaustible and mostly import-independent resource, enhance sustainability, reduce pollution, lower the costs of mitigating global warming, and keep fossil fuel prices lower than otherwise.

— Considered compact services and rational structural systems which allow for environmental design and landscape excellence.

— A Green wall on the building façade to create a distinctive landscape design and natural environment.

— The visual and acoustic privacy in the design and placement of all windows and balconies in relation to private spaces, while retaining a positive relationship between inside and outside and interface with common spaces and circulation, and good surveillance of the streets and landscape areas.

05 Key Elements of Project Architectural Elements



Design a particular built form character derived from social, historic coastal and climatic conditions specific to the region.

Provided a variety of green spaces – a calibrated street hierarchy with a range of street, lane and walkway and planting to give identity to the site.

Create legibility through an open street/lane/walkway pattern that encompasses all forms of movement, landscape design, a fine

ground plane, integrated Water Sensitive Urban Design and traditional drainage and a full range of services.

Materials and finishes are carefully selected such as timber and low VOC paint throughout the site for robustness, durability, purpose, reflectance, character and sustainability.

06

Conclusion



Approach to this project started with the site, its topography, vegetation, hydrology and habitat. A unique and intense coastal wetland system surrounded by an ecological element.

The site exists in a social, economic and environmentally rich landscape. A coastal growth corridor on the Port Stephens, the site is close to tourism experiences, residential lifestyle opportunities, International Airport and Defense Industries.

This Design Principles Report and subsequent testing of a suitably sensitive development approach to whereby the development yield and operational imperatives are led by the

site sensitivity, makes for an even greater unique development opportunity. The idea of sustainability, or ecological design, is to ensure that our use of presently available resources does not end up having detrimental effects to our collective well-being or making it impossible to obtain resources for other applications in the long run.

Through appropriate urban design principles, architectural design excellence, ecological and hydrological analysis and ecologically sustainable building practices, this can be successfully developed and provide a positive development road map for future sensitive development of this region.

PROPOSED ARCHITECTURAL DESIGN REPORT

THE BAY RESORT

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Thank you!

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