

THE BAY RESORT

International Eco Resort

LANDSCAPE MASTER PLAN

DRAWING SCHEDULE

- LP01 SITE CONTEXT
- LP02 OPPORTUNITIES & CONSTRAINTS
- LP03 LANDSCAPE MASTER PLAN & DESIGN PRINCIPLES
- LP04 DETAILED PLAN 01 - AREA A
- LP05 DETAILED PLAN 02 - AREA B
- LP06 LANDSCAPE ELEVATIONS
- LP07 ARTISTS IMPRESSIONS 1 & 2
- LP08 ARTISTS IMPRESSIONS 3
- LP09 THEMING IMAGES



SITE LOCATION



The Bay Resort
1010 - The Bay Resort
4177 Nelson Bay Road, Anna Bay, NSW

COVER PAGE

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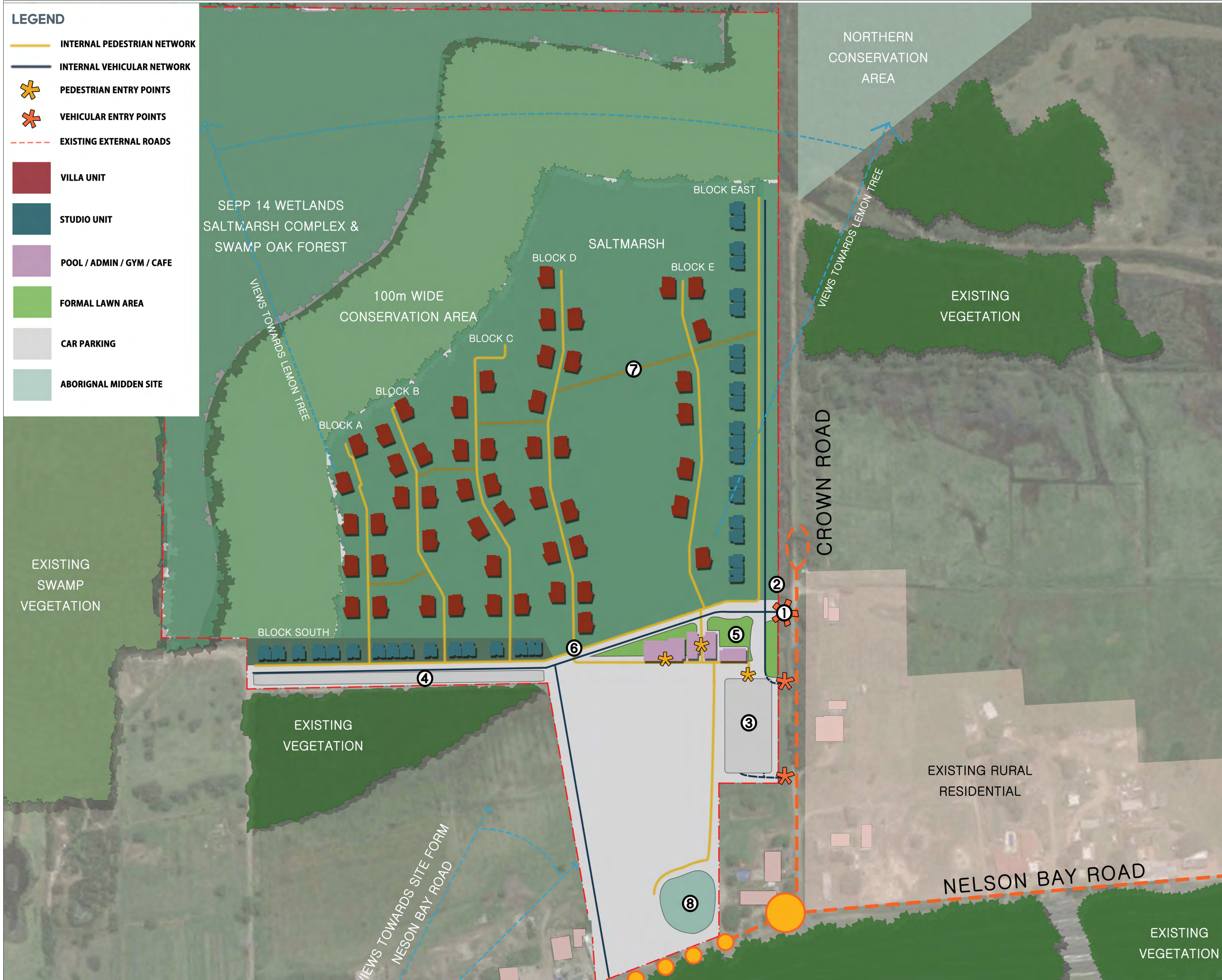
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Drawing By	JIMIN	Checked	JOE	Approved	
Drawing No.	LP 01	REV	C	Issue	DA

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OPPORTUNITIES & CONSTRAINTS

- ① MAIN ENTRY**
Entry point to units from upgraded Crown Road. Potential to incorporate sculptural element to assist visitors in identifying the entry.
- ② ENTRY FEATURE / SIGNAGE**
Large sculptural element at the entry will create a visual landmark for visitor to assist in identifying the entry and create a sense of arrival. Opportunity to incorporate a large feature tree along the Eastern boundary of the Crown Road.
- ③ CAR PARK EAST**
Location of main car parking area located close to the lounge, cafe and gym. Car park to be fragmented by vegetation to assist in screening from Crown Road and aboriginal area.
- ④ CAR PARK WEST**
Location of minor car parking area located close to the block south. Car park to be fragmented by vegetation to assist in screening from Nelson Bay Road and the Resort.
- ⑤ FORMAL LAWN**
Opportunity to incorporate for formal lawn areas within close proximity to the lounge and cafe for formal events.
- ⑥ PEDESTRIAN NETWORK**
Well connected pedestrian network through the resort will assist residences and guests in orientating themselves and defining key areas.
- ⑦ LOW LEVEL BOARDWALK**
Connecting the raised boardwalk and provide visitors and residents with a chance to experience of salt marsh.
- ⑧ ABORIGINAL MIDDENS**
Aboriginal midden interpretive area.

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OPPORTUNITIES & CONSTRAINTS

1 : 1500 @ A1

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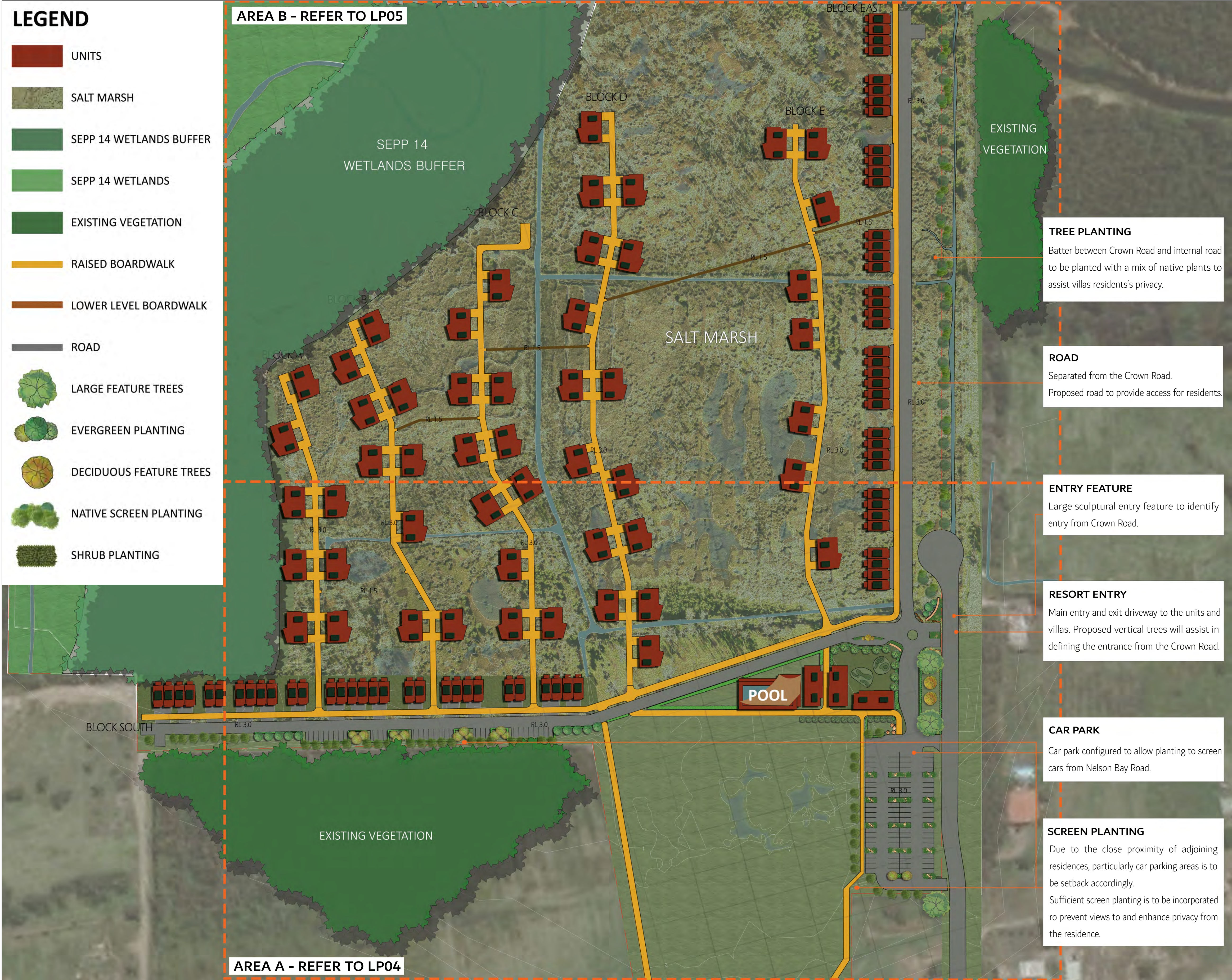
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LEGEND

- ① MAIN ENTRY POINT
Proposed entry and exit off upgraded crown road.
- ② ENTRY FEATURE / SIGNAGE
Large scale entry feature and vertical sculptural will assist guests in identifying the entry.
- ③ PEDSTRIAN ENTRY
Proposed pedestrian pathway between Lounge and cafe.
- ④ 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 cafe and lounge.
- ⑤ CAR PARK
Located close to the block south. Car park to be fragmented by vegetation to assist in screening from Nelson Bay Road and the resort. A raised boardwalk leads to the units.
- ⑥ SCULPTURAL
Proposed vertical sculpture to provied a focal point for guests entering the site from the car park.
- ⑦ CAR PARK ENTRY
Entry road for carpark
- ⑧ CAR PARK EXIT
Exit road for carpark
- ⑨ SCREEN PLANTING
Proposed vegetated buffer along the site boundary to assist in screening views to and from residences.
- ⑩ EXISTING PLANTING
To assimilate with surrounding nature using existing plant banksia.

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DETAIL LANDSCAPE PLAN - AREA A 1 : 600 @ A1

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LEGEND

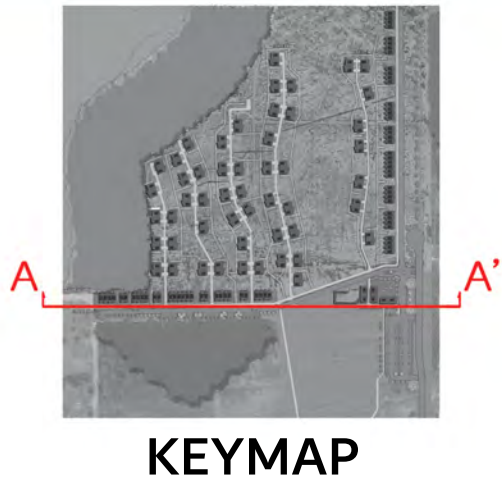
- ① LOWER LEVEL BOARD WALK
Connecting the raised boardwalk and provide visitors and residents with a chance to experience of salt marsh.
- ② SCREEN PLANTING
Provide sufficient screen planting along the boundary adjoining existing residence to assist in screening views of the proposal. Plant large melarucas on the edge using existing plants.
- ③ KAYAK CONCESSION
Experience saltmarsh and natural scenery inside the site and use it as a kayak platform.

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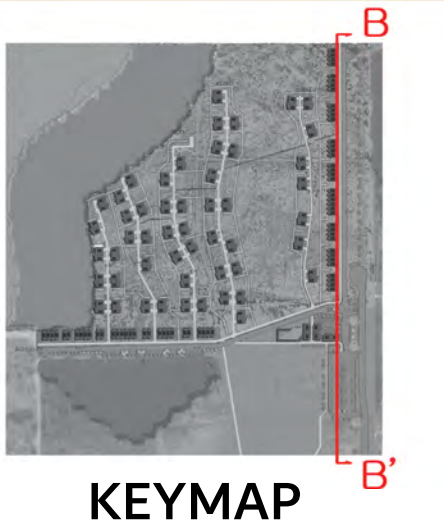
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NORTHERN ELEVATION A-A' SCALE 1:500 @A1



EASTERN ELEVATION B-B' SCALE 1:500 @A1



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LANDSCAPE ELEVATIONS 1 : 500 @ A1

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ARTISTS IMPRESSION 1 - MAIN RESORT ENTRY OF CROWN ROAD



ARTISTS IMPRESSION 1 - LOCATION



ARTISTS IMPRESSION 2 - BLOCK WEST CARPARK



ARTISTS IMPRESSION 2 - LOCATION

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ARTISTS IMPRESSION

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ARTISTS IMPRESSION 3 - BLOCK EAST ROAD



ARTISTS IMPRESSION 3 - LOCATION

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ARTISTS IMPRESSION

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Raised Grate Boardwalk



Green wall with panel



Green wall pattern



Boardwalk over salt marsh



Coloured foliage



Vertical sculptural element



Alternate materials



Accent planting



Native species



Custom artwork / signage



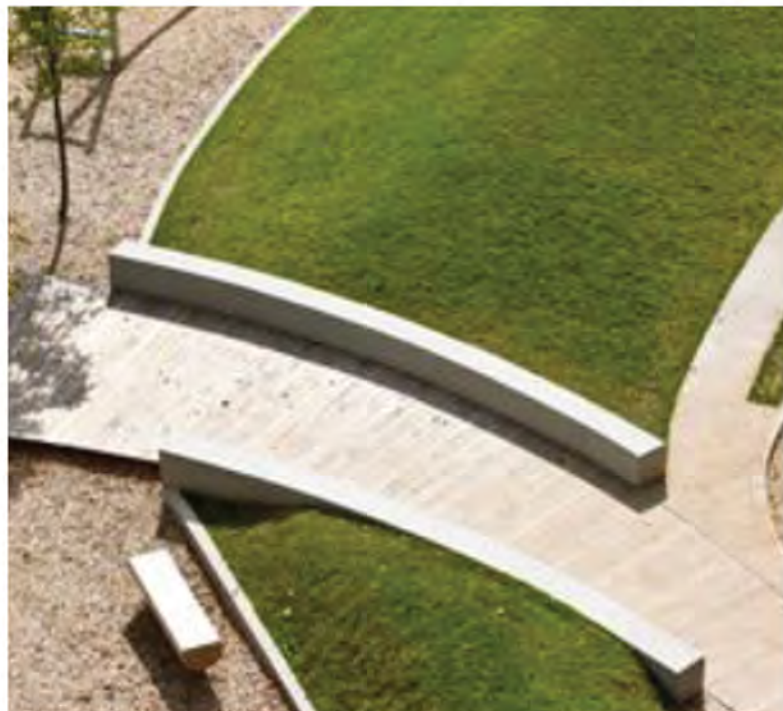
Sculptural feature



Green wall



Landscaped mound



Boardwalk and lawn



Pool sunshade



Reed sculpture

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LANDSCAPE THEMING IMAGES

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Landscape Masterplan Report

Project 1010 | REV C | 22th June 2020

The Bay Resort

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THE BAY RESORT International Eco Resort

LANDSCAPE MASTER PLAN REPORT

PREPARED BY:

SPACE CON PTY LTD

DATE:

22 June 2020

ISSUE:

Revision C

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1.0 INTRODUCTION

1.1 PURPOSE OF THIS REPORT

The primary goal of this report is to communicate the ideas, principles and opportunities incorporated into the landscape documentation(LP01 – LP09) for the proposed development of The Bay Resort.

The principles and intent of the landscape documentation include:

- Establishing the landscape design theme for The Bay Resort.
- Creating an exemplary landscape design which demonstrates the principles of sustainability through innovative design.
- Capitalise on the highly valued existing features of the site and its surroundings.
- Complement the architectural characteristics of the project and demonstrate the collective vision for The Bay Resort

2.0 CONTEXT

2.1 REGIONAL CONTEXT

The Bay Resort is situated on a stretch of land between Lemon Tree Passage and the Tasman Sea within the Port Stephens LGA. The region provides strong tourist attractions such as swimming, surfing, fishing, sandboarding and four wheel driving on Stockton Beach. The site is within close proximity to other tourism destinations including the Hunter Valley Wine Region, Newcastle, Nelson Bay and Williamtown Airport.

2.2 SITE SETTING

The Site is located on Nelson Bay Road, close to Port Stephens Drive. Nelson Bay Road is generally characterised by a mix of rural residential properties, ancillary buildings and industrial buildings. Tilligerry Nature Reserve is located to the north of the Site; it is comprised of mangrove saltmarsh habitat, swampy and dry sclerophyll forest, and vegetation communities which protect habitats for a variety of threatened species and endangered ecological communities.

Opposite the site, to the south of Nelson Bay Road, is the Worimi National Park and Regional Park which form part of the Worimi Conservation Lands. These lands cover an area of 4,200 hectares along the Stockton Bight. The park landscape is most well known for the long beach and mobile sand dunes which dominate the landscape.

Particular consideration should be given to the development of the site landscape so that the identity of the area is maintained yet the development itself imposes its own unique character within Port Stephens.



Site Context

FIGURE 1

3.0 DESIGN INTENT

3.1 LANDSCAPE THEME

The landscape theme of The Bay Resort intends to respect the natural environment of the area and the character of the immediate surroundings. The landscape theme recognises the dynamic nature of the environment to which The Bay Resort belongs.

- Sustainable landscaping through plant selection and use of natural materials.
- Subtle theming in the landscape such as landscaped mounds and material selection reflecting the undulating formations associated with the mobile sand dunes of Worimi Regional Park to the south of the Site.
- Preserves the natural environment of the site, such as the salt marsh. Aim to blend in with the surrounding environment through existing plant and green wall system.
- Sculptural elements interpret natural forms of the native vegetation in the surrounding landscape. A consistent theme carried throughout the site is reed like elements.



Sand dune formations associated with Stockton Beach.



View north along existing Crown Road adjoining the Site.



Theming of sculptural elements to reflect the forms of native vegetation.

3.0 DESIGN INTENT (CONTINUED)

3.2 PLANT & MATERIAL SELECTION

The proposed plant species and materials selected for the resort are to be well suited to the site conditions and are tolerant of extended dry periods to reduce the need for extensive irrigation. Native species will be utilised throughout the resort to create a sense of identity and reflect the surrounding landscape character.

Native species have been selected for the following reasons:

- Utilise existing species which are currently performing well.
- Select species with longevity to reduce the need for replacement.
- Avoid species which require regular maintenance ie. frequent trimming.
- Interesting planting palette.
- Utilise plant species which provide a combination of textural and colour variety.

In addition to the proposed plant species, the use of natural materials including stone and decorative gravel is proposed to reduce the reliance on planting. The use of alternative materials within planting areas not only provides visual interest, it also reduces the extent of planting areas requiring maintenance.



The use of alternate materials to reduce the maintenance of plants.



The use of accent planting to introduce a low maintenance feature into the landscape.



Utilise native species suitable to the site conditions.



Add interest to the landscape with natural materials.



Simplify the planting palette



Coloured foliage will ensure year round colour.

4.0 MASTER PLAN

4.1 OPPORTUNITIES & CONSTRAINTS

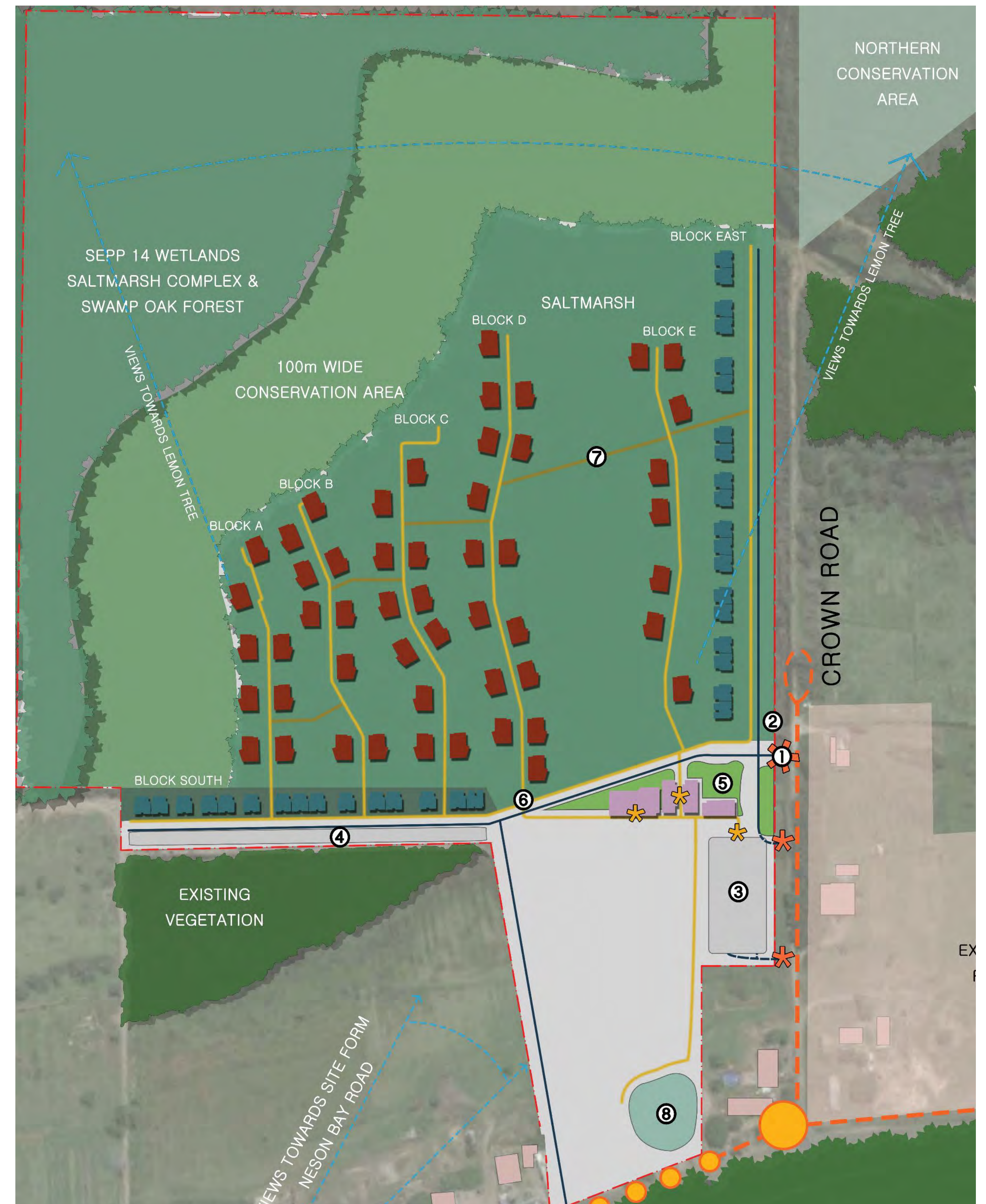
The following opportunities and constraints have been taken into account through the preparation of the Landscape Master plan.

CONSTRAINTS

- The sensitivity of the adjoining salt marsh will be considered throughout the resort.
- Conflicts between traffic and pedestrians will be managed throughout the Site.
- Potential conflicts between the use of villas and studio units to be considered.
- Close proximity of adjoining properties to be considered in the Landscape Master plan.

OPPORTUNITIES

- Create a unique feature along Nelson Bay Road to identify the Site and provide a sense of arrival / landmark feature.
- Protect and complement the surrounding salt marsh landscape.
- Increase visible exposure of salt marsh and oak forest where possible.
- Natural landscapes on the site can provide high quality space and experience for the guests.
- Utilise sculptural elements to create a sense of unique continuity throughout the resort and create landmark features.



Opportunities & Constraints

FIGURE 2

4.0 MASTER PLAN (CONTINUED)

4.2 LANDSCAPE DESIGN PRINCIPLES

VIEWS

There is an opportunity to capitalize on expansive views from the site towards the north and over vegetation associated with Worimi National Park. It is likely these views would be available from all units.

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

SCULPTURAL FEATURES

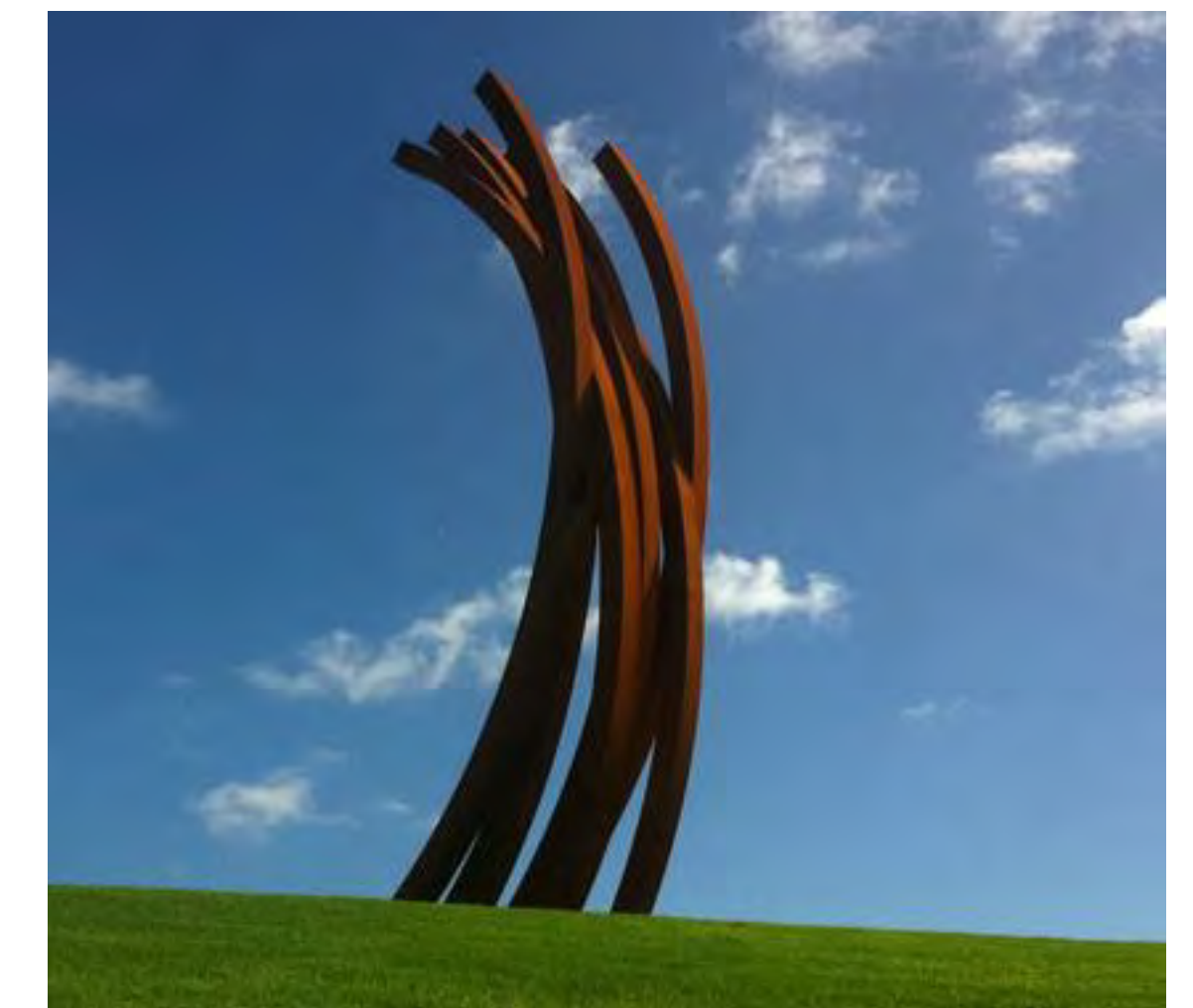
There is an opportunity to incorporate large scale vertical sculptural elements along the Crown Road frontage to assist visitors in easily identifying the site whilst creating a recognizable landmark feature.

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

CAR PARK

Proposed to be configured in a east-west direction to allow the use of landscaping to visually fragment the car park.

Using a screen planting in the surrounding carpark area will block views from the Nelson Bay and Crown Roads.



4.0 MASTER PLAN (CONTINUED)

4.2 LANDSCAPE DESIGN PRINCIPLES (CONTINUED)

SITE ACCESS

The configuration of an entry road from Crown Road allows for the entry to the site to focus on the large feature trees and adjoining sculptural features, creating an impact on arrival.

The entry road along the eastern boundary of the Site would be required to be utilised for entry and exit of residents.

PEDESTRIAN & VEHICULAR MOVEMENT

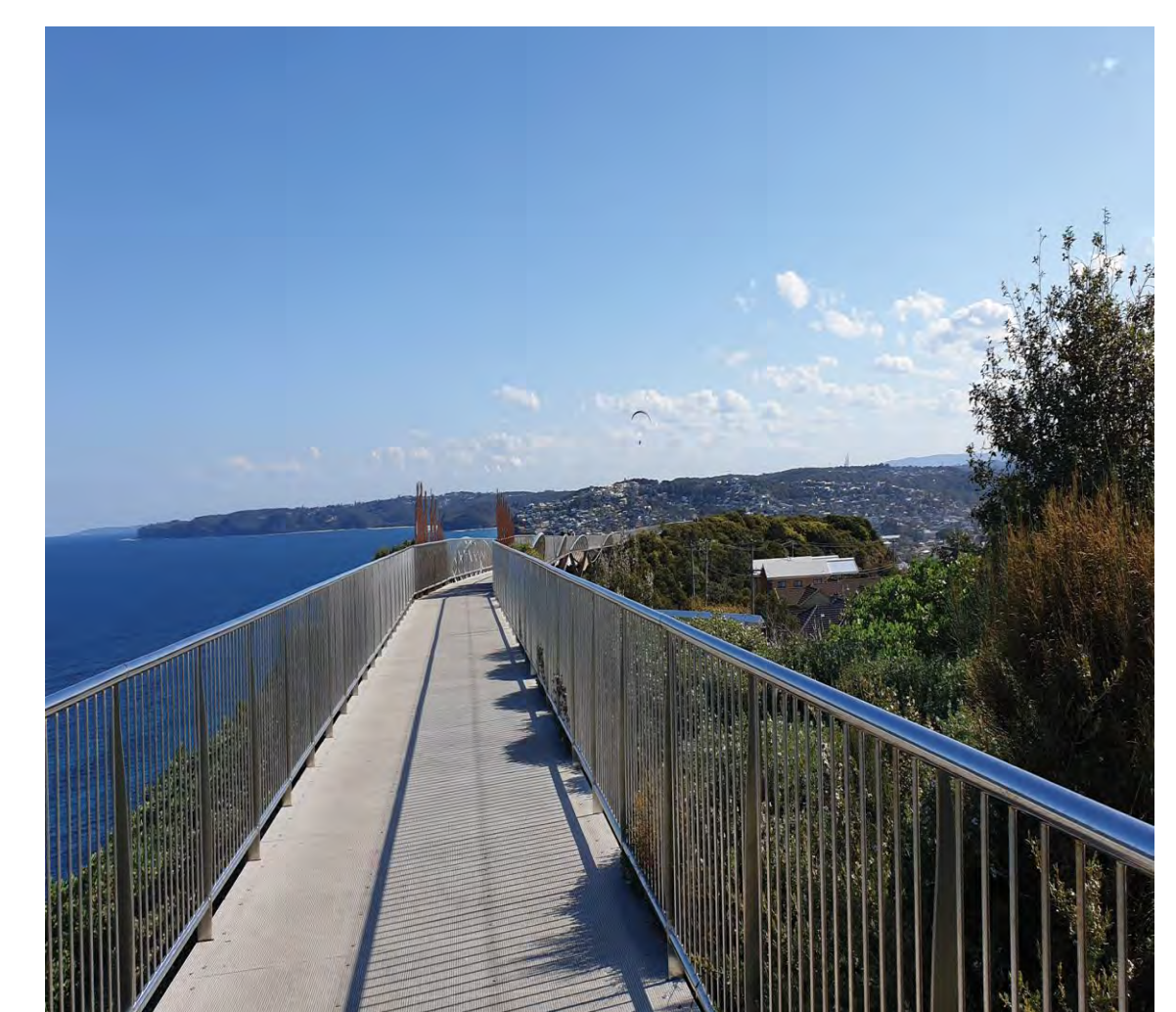
Provide ease of movement through the resort through a separate well connected pedestrian network to limit conflicts with vehicular traffic. A pedestrian hierarchy could be established to assist in orientating visitors. Passive pathways and board walks provide alternate routes within the resort.

SCREEN PLANTING

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

GREEN WALL

The side facing Nelson Bay is used as a green wall. When looking at the site from the Nelson Bay, it creates a natural environment and a sense of alienation. The use of green walls makes it easy to maintain and creates landscape improvements and comforts.



4.0 MASTER PLAN (CONTINUED)

4.3 THE MASTER PLAN

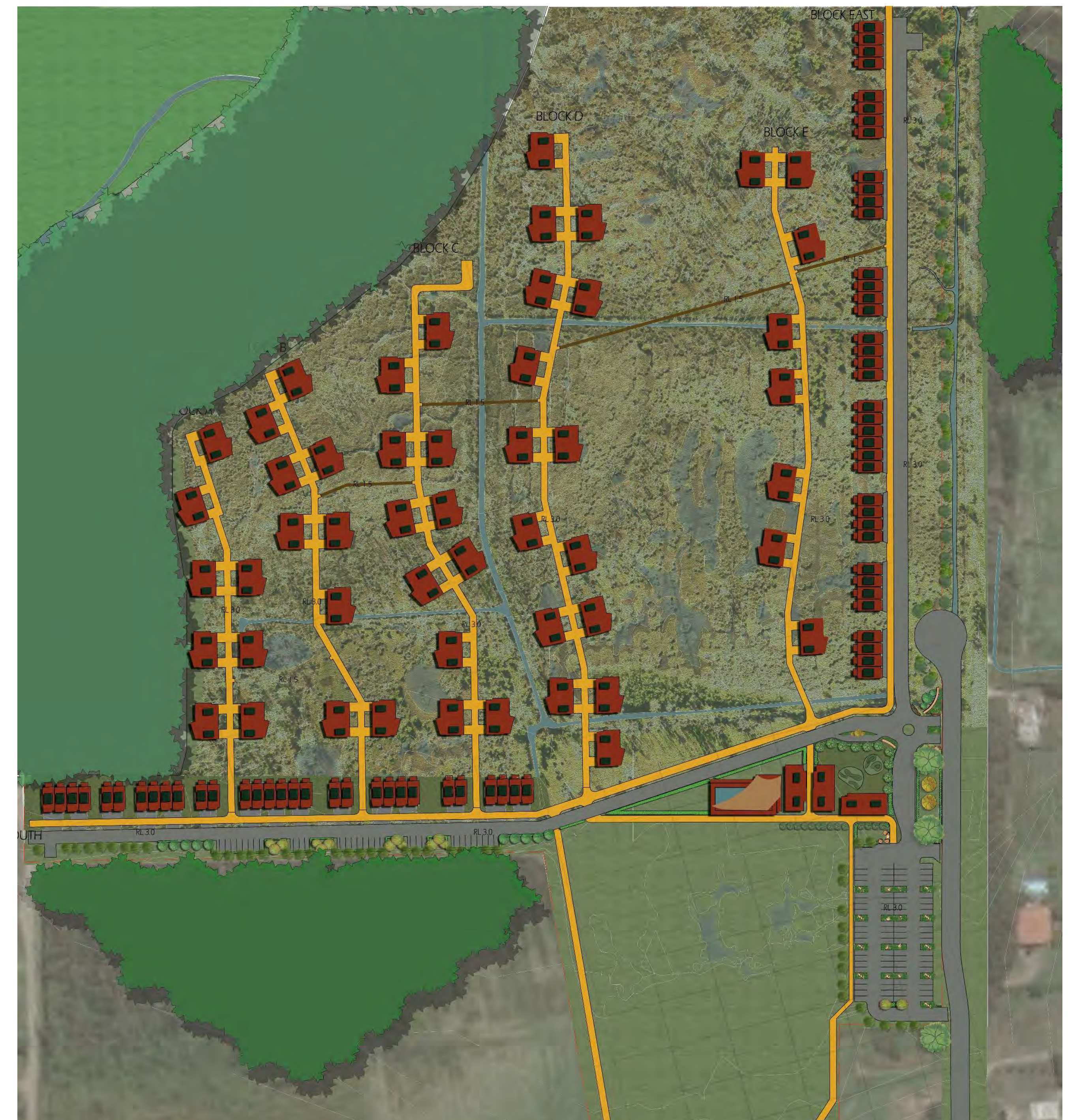
The final master plan prepared for The Bay Resort incorporates the landscape design principles whilst also taking into account the opportunities and constraints of the Site.

The master plan utilizes the open space areas behind the cafe and lounge as passive recreation spaces with formal lawns. Landscape mounding and plantings have been incorporated into the design to provide a pleasant outlook for guests. All units have maximized view towards oak forest and salt marsh.

A pathway hierarchy has been incorporated throughout the Site, connecting pedestrians to key areas. The Boardwalk will eliminate the conflict between pedestrians and vehicles; improving safety and comfort of the site through the minimization of roads.

Formal entry points have been orientated towards a sculpture element and large feature at the grand avenue providing a sense of arrival.

The key features of the resort have been described in more detail in the following section of the report.



Landscape Master plan

FIGURE 3

5.0 KEY FEATURES

5.1 CROWN ROAD ENTRY



Artists Impression – Crown Road Entry Statement

The entry off Crown Road will be utilised by guests and residents. A low entry wall provides an opportunity for signage, creating a sense of arrival. The theme of the entry features are consistent with the landscape themes throughout the resort and the vertical elements of the sculpture will also assist in identifying the entry when travelling along Crown Road. Native planting shall be utilised in the entry to ensure longevity and consistency with the palette of the resort.

FIGURE 6

5.2 WEST CARPARK



Artists Impression – Block West Carpark

Proposed vegetated buffer along the site boundary to assist in screening views from residences.

Varying sizes and species of vegetation should be used to improve skyline textures and prevent bland views from the residences. The villas can be accessed from here via a low boardwalk.

FIGURE 7

5.0 KEY FEATURES

5.3 EAST ROAD



Artists Impression – Block East Road

FIGURE 4

For the privacy of residents, small weeping mangroves will be situated along the edge of Crown Road. Due to the waterway located along Crown Road this area will specifically require salt-tolerant trees. In addition to providing visual stimulus and privacy, these vegetations will simultaneously serve as a noise buffer from Crown Road.