

Landscape Concept prepared by:

vee

Riverbend Retirement Living Development Approval - Bermagui

Nutleys Creek Road, Bermagui
October 2023 / J001287

For:



**Metacap™
Developments**

Contents

- 03 / Introduction & Context
- 04-07 / Site Analysis: Existing + Proposed
- 08 / DA Concept Master Plan
- 09 / DA Entry Concept Plan
- 10 / DA Park Concept Plan
- 11-14 / Sections
- 15 / DA Fence Plan
- 16-19 / Planting Palettes
- 20-22 / Hardscape Palette - Look and feel
- 23-25 / Development approval checklist

Acknowledgement of Country.

Our team acknowledges the Djiringanj - Yuin Nation peoples, who are the Traditional Custodians of the surrounding lands and lands on which the Riverbend Retirement Living project stands.

We acknowledge their continuing connection to the land, sea and community, and pay our respects to their lores, culture and customs.

Our team recognises the importance of embedding Aboriginal and Torres Strait Islander perspectives within Landscape Architecture.

We pay respect to their elders and community leaders past, present and emerging.

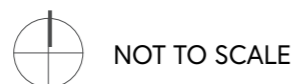
document register: J001254

Issue	Date	Prepared by	Approved by
A	16/10/2023	LC	MC

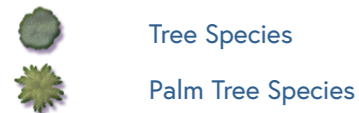
Introduction & Context.

Vee Design have been commissioned by Metacap Developments to prepare a landscape Development Approval (DA) for their retirement living development in Bermagui, New South Wales. This report provides design intent for the communal spaces, the internal and external streetscapes and entry within the proposed development. This report should be read in conjunction with Architectural, Civil Engineering, Ecologist and Town Planning Reports.

The map on this page shows the location of the site within the context of Bermagui, and the surrounding roads and locations nearby. The site sits on the corner of Ocean View Drive and Nutley's Creek Road, to the south-west of the town, neighbouring the Bermagui Country Golf Course.



DA Concept Master Plan.



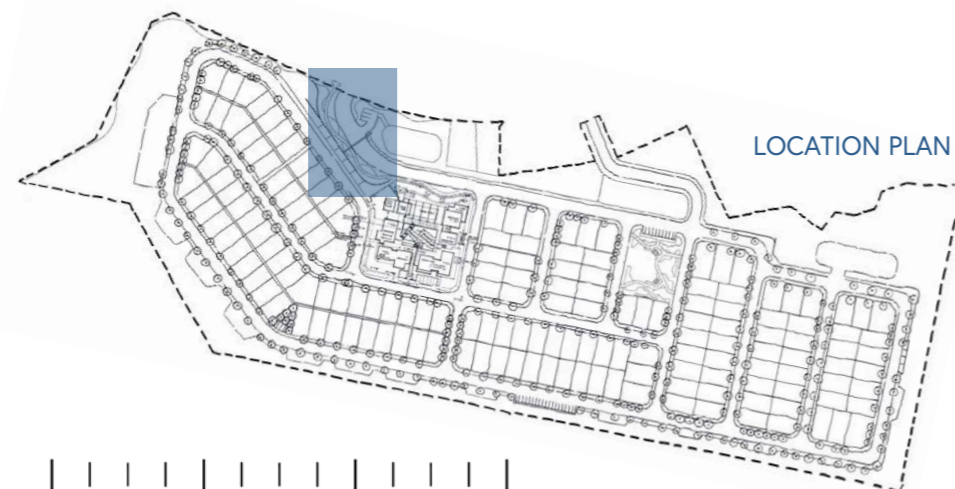
- 01 Entry to development from Ocean View Drive
- 02 Bio basin catchments within the development - see civil engineers DA for further details
- 03 Community Hub Facility within the heart of the Development - see architectural DA for further details
- 04 Small pocket park within the development, with internal paths, grassed areas, planting, shelters and parking
- 05 Emergency fire access entry road
- 06 Vegetated areas surrounding development to adhere to ecological specifications (see ecologists report)
- 07 Turf breakout spaces along the internal facade of proposed retaining walls - no trees to be planted around surrounding development, with the exception of sparsely placed shrubs and palms (to adhere to bushfire regulations and ecological specifications)
- 08 Caravan storage area
- 09 Boat storage area
- 10 Feature entry retaining wall & entry gate



NOTE: ALL SURROUNDING VEGETATION TO ADHERE TO BUSHFIRE REGULATION & ECOLOGICAL SPECIFICATIONS.

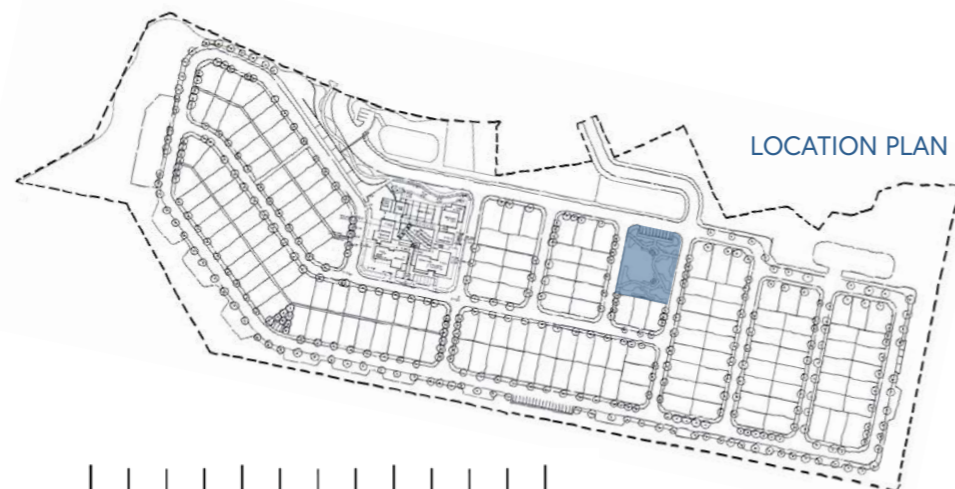
DA Entry Concept Plan.

- 01 Street Trees located along Ocean View Drive
- 02 Curved fence and mowing edge treatment to entry retaining walls
- 03 Visitor parking area adjacent to entry harbour, with access to letter boxes and access road to bio basin
- 04 Pedestrian link into the development, running alongside lush planting with water feature along retaining wall
- 05 Gated stone entry arbour with cascading bougainvillea planting
- 06 Sections of water feature along retaining wall
- 07 Sections of planting to break up the water feature along retaining wall
- 08 1.8m fence along the top of retaining wall with planting and trees, to create street boulevard look (all fences to adhere to council requirements)
- 09 Sections of grass and planting alongside pedestrian entry path
- 10 Bio basin



DA Park Concept Plan.

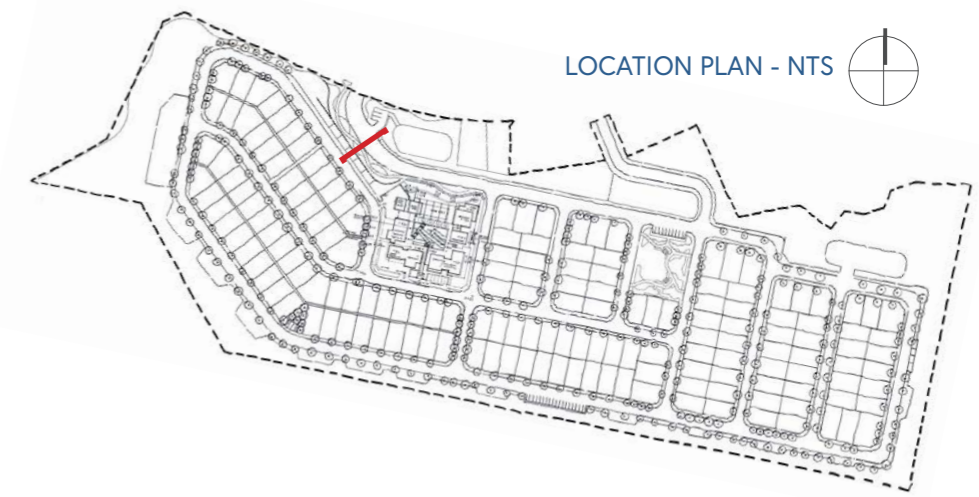
- 01 Sloped turf kick-about space - these spaces provide users with an area for passive play, as well as clear view within and across the site, considering CPTED
- 02 Small shelter with sandstone seating wall and BBQ, providing users with a shady spot for rest
- 03 Paths link directly to back yards, allowing direct access into the park from residents back boundaries
- 04 Multiple paths throughout allow for users to easily access and travel through the park, passing lush planting and open spaces
- 05 Parking is provided to the north of the park, which can be used for guests visiting the development or users wanting to bring equipment to the park
- 06 Residential lots



LOCATION PLAN



Entry Section.



Layered planting to border 1.8m fence on top of retaining wall, adjacent to road

Tiered water feature between retaining walls - lavastone and low level planting in central tier

Entry arbour with bouganvillea

Pedestrian entry gate and path

Lush planting to border entry arbour structure

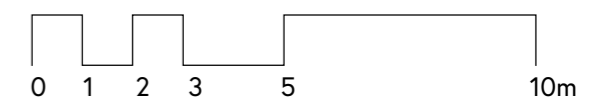
Sloped retaining walls to promote water feature flows and feature up-lighting



Entry experience (vehicular and pedestraian)

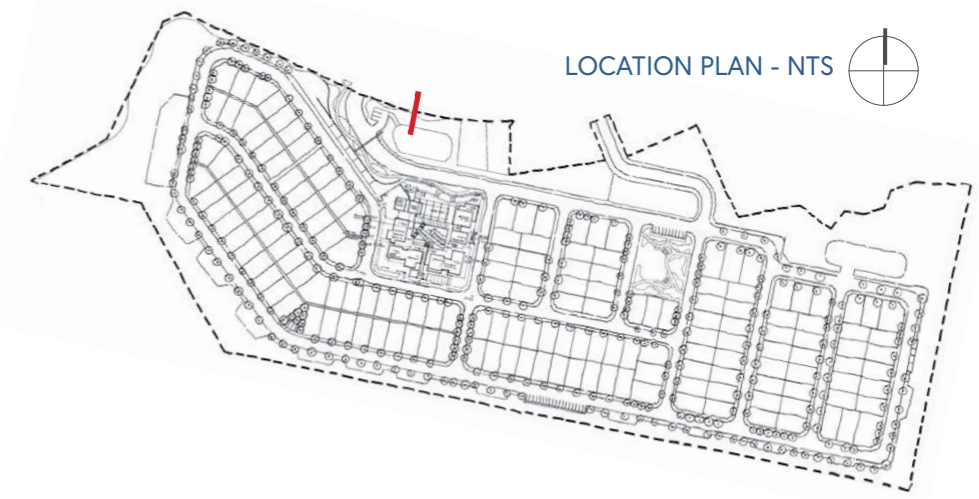
Retaining wall and water feature zone

Internal street and streetscape planting

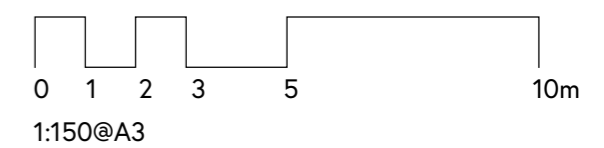
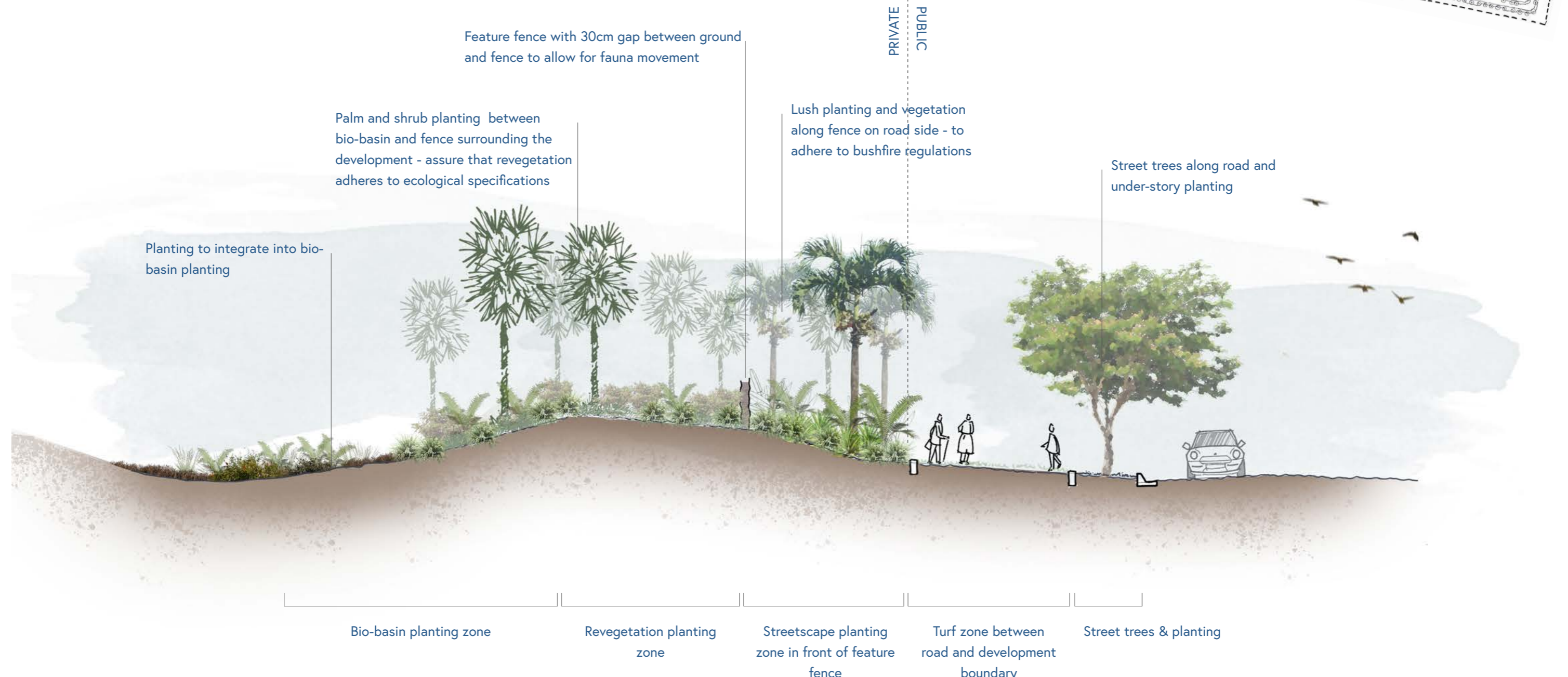


1:150@A3

NOTE: ALL SURROUNDING VEGETATION TO ADHERE TO BUSHFIRE REGULATION & ECOLOGICAL SPECIFICATIONS.

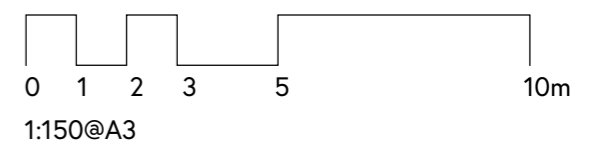
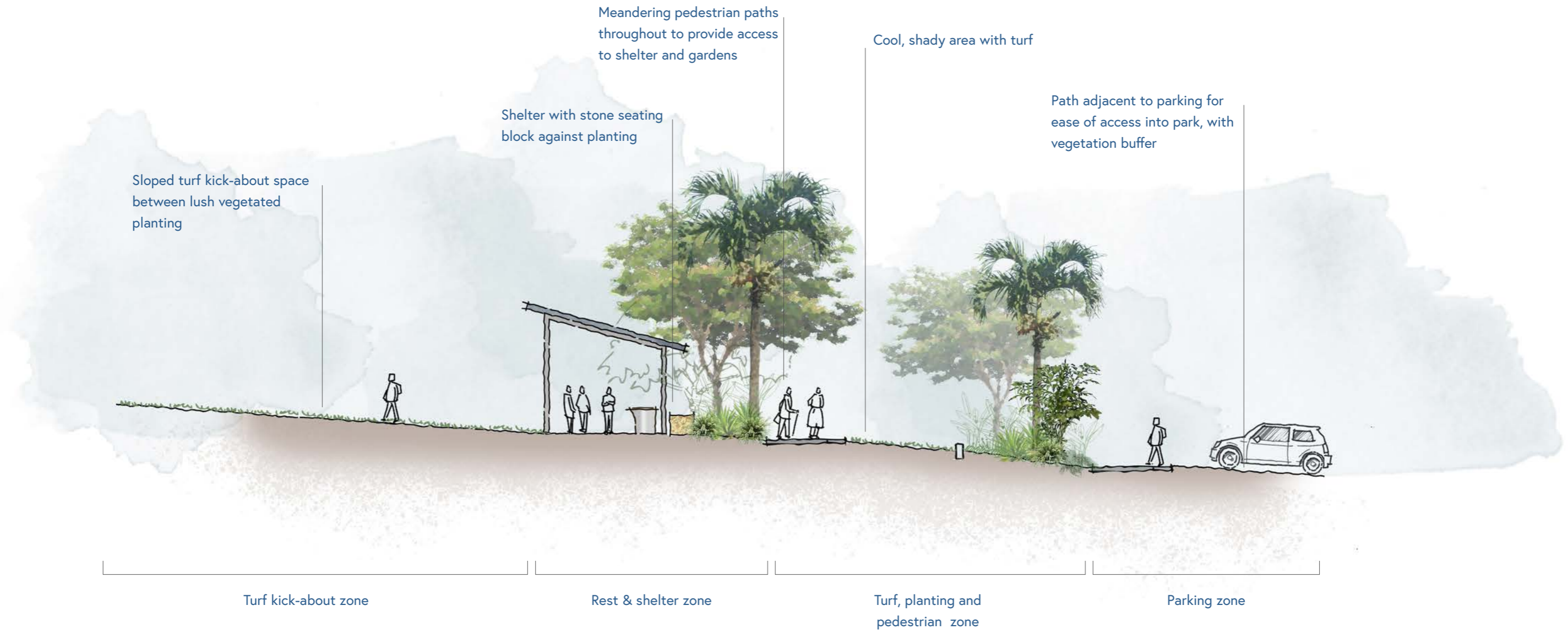


Streetscape & Bio-basin Section.



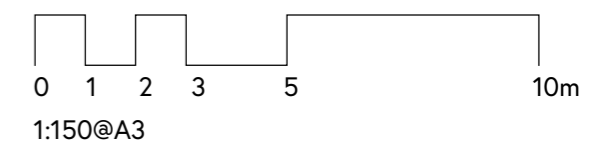
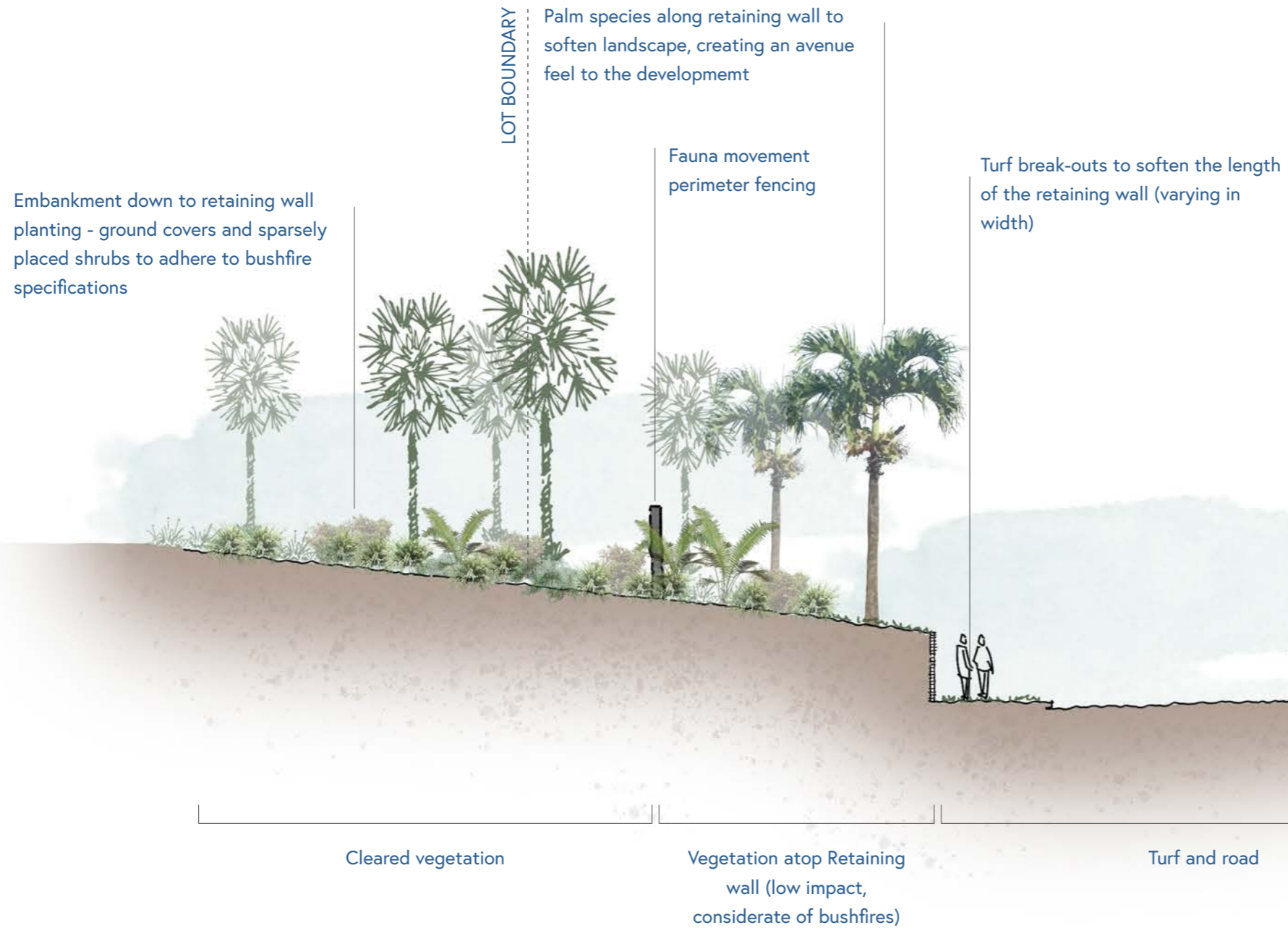
NOTE: ALL SURROUNDING VEGETATION TO ADHERE TO BUSHFIRE REGULATION & ECOLOGICAL SPECIFICATIONS.

Park section.







NOTE: ALL SURROUNDING VEGETATION TO ADHERE TO BUSHFIRE REGULATION & ECOLOGICAL SPECIFICATIONS.

Southern boundary retaining wall section.



NOTE: ALL SURROUNDING VEGETATION TO ADHERE TO BUSHFIRE STANDARDS.

DA Fence Plan.

-  Perimeter fencing - design to adhere to Council & ecological specifications
-  Feature fencing (to adhere to Council & ecological specifications)
-  1.8m Internal feature fencing (atop retaining wall)
-  Gate



The below fence renders are to portray the Feature Fencing - note, 30cm gap to be included along the bottom of the fence.



Streetscape Palette.

No.	Type	Species
01	Tree	<i>Callistemon salignus</i>
02	Tree	<i>Podocarpus elatus</i>
03	Tree	<i>Toona ciliata</i>
04	Tree	<i>Elaeocarpus reticulatus</i>
05	Ground C	<i>Lomandra filiformis</i>
06	Shrub	<i>Leucospermum erubescens</i>
07	Shrub	<i>Casuarina 'Green Wave'</i>
08	Ground C	<i>Trachelospermum jasminoides tricolour</i>

The planting palette for the street interfaces has been guided by local planting species selection, considerate of low maintenance for the asset owner.

TREES

01



02



03



04

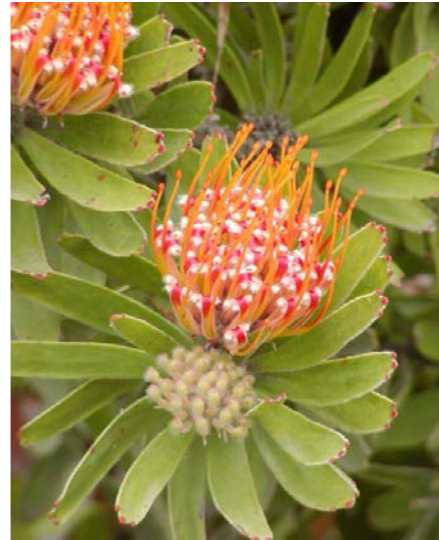


SHRUBS + GROUND COVERS

05



06



07



08



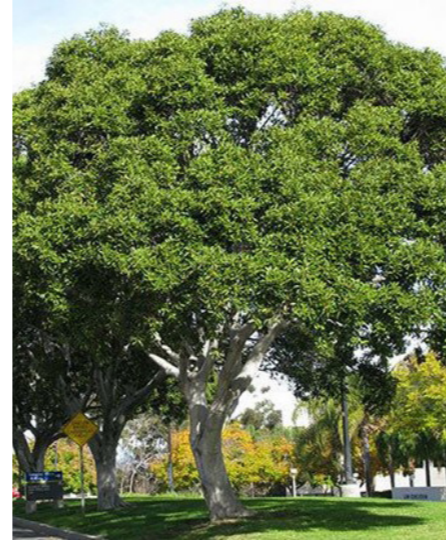
Internal Palette.

The planting palette for this Balinese-style garden has been thoughtfully chosen, focusing on species that thrive in the specific climate of the site. The selection includes a combination of local and exotic large-leafed feature shrubs and fine-leafed, strappy species, creating a diverse and visually appealing arrangement.

No.	Type	Species
01	Tree	<i>Ficus rubiginosa</i>
02	Tree	<i>Syzigium moorei</i>
03	Tree	<i>Tabebuia pallida</i>
04	Tree	<i>Dracena draco</i>
05	Palm	<i>Livistona australis</i>
06	Palm	<i>Howea forsteriana</i>
07	Palm	<i>Phoenix reclinata</i>
08	Heliconia	<i>Chocolate Dancer</i>
09	Heliconia	<i>Yellow Dancer</i>
10	Heliconia	<i>Maya Blood</i>
11	Heliconia	<i>Red Christmas</i>

TREES

01



02



03



04

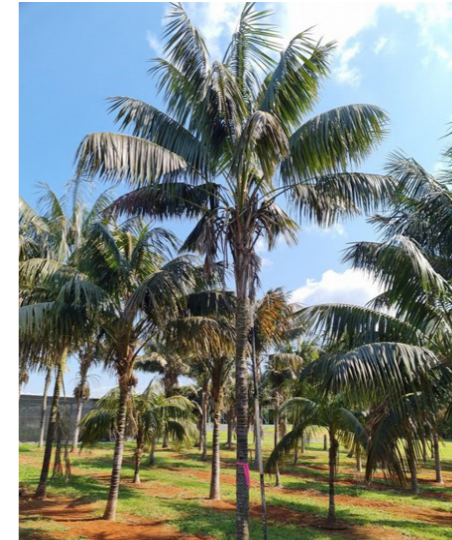


PALMS

05



06



07



HELICONIAS

08



09



10



11



Internal Palette

HELICONIAS, FEATURES & GROUNDCOVERS

No.	Type	Species
01	Ground C	<i>Dichorisandra thyrsiflora</i>
02	Feature	<i>Alpinia zerumbet</i>
03	Shrub	<i>Zamia furfuracea</i>
04	Feature	<i>Alcantarea Silver Plum</i>
05	Feature	<i>Thaumatococcus 'Lickety Split'</i>
06	Shrub	<i>Cordylines sp.</i>
07	Ground C	<i>Lomandra filiformis</i>
08	Shrub	<i>Agave attenuata</i>
09	Shrub	<i>Hibiscus rosa-sinensis</i>
10	Shrub	<i>Dianella longifolia</i>
11	Ground C	<i>Neomarica gracilis</i>
12	Ground C	<i>Hymenocallis littoralis</i>
13	Feature	<i>Ligularia reniformis</i>
14	Ground C	<i>Myoporum boninense</i>
15	Ground C	<i>Aspidistra elatior</i>

01



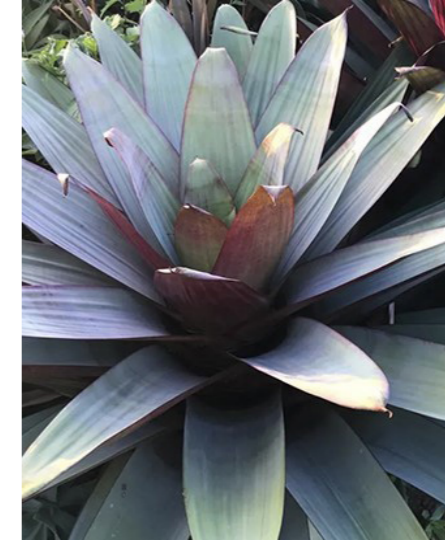
02



03



04



05



06



07



08



09



10



11



12



13



14



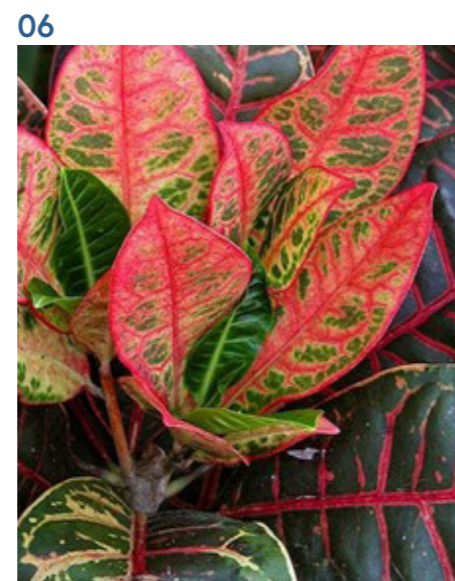
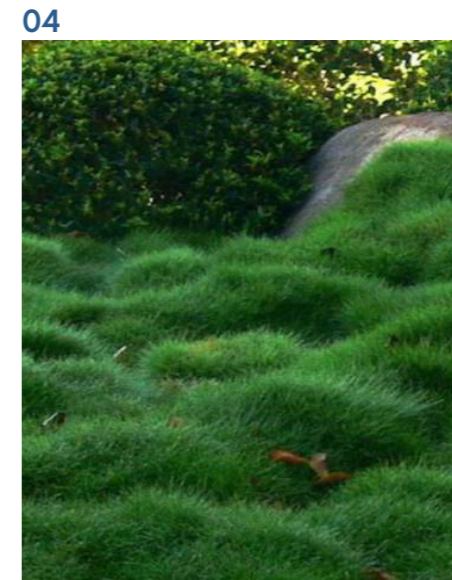
15



Internal Palette

HELICONIAS, FEATURES & GROUNDCOVERS

No.	Type	Species
01	Feature	<i>Macrozamia communis</i>
02	Shrub	<i>Alpinia nutans</i>
03	Feature	<i>Zingiber spectabile</i>
04	Ground C	<i>Zoysia tenuifolia</i>
05	Shrub	<i>Phyllanthus myrtifolius</i>
06	Shrub	<i>Codiaeum variegatum</i>
07	Feature	<i>Doryanthes excelsa</i>
08	Shrub	<i>Strelitzia reginae</i>
09	Feature	<i>Asplenium australasicum</i>
10	Ground C	<i>Trachelospermum jasminoides</i> <i>tricolour</i>
11	Feature	<i>Himalayacalamus hookerianus</i>
12	Ground C	<i>Juniperus conferta</i>
13	Feature	<i>Bougainvillea sp.</i>
14	Ground C	<i>Viola banksii</i>



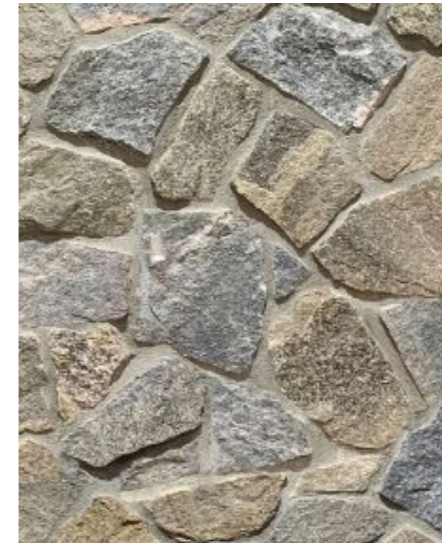
Hardscape Palette - Look & Feel

This assortment of hardscape elements has been chosen for the entrance of the residential area. A diverse selection featuring natural textures has the intent of accentuating the landscape with a gentle touch, referencing traditional Balinese hardscape materials.

No.	Type
01	Eco Outdoor 'Howqua' Freeform Stone
02	Eco Outdoor 'Endicott' Filetti Stone
03	Eco Outdoor 'Silex' Cobble
04	Acid-washed pedestrian footpath
05	Powder-coated battened fence
06	Powder-coated battens atop stone fence
07	Bespoke entry gate/door

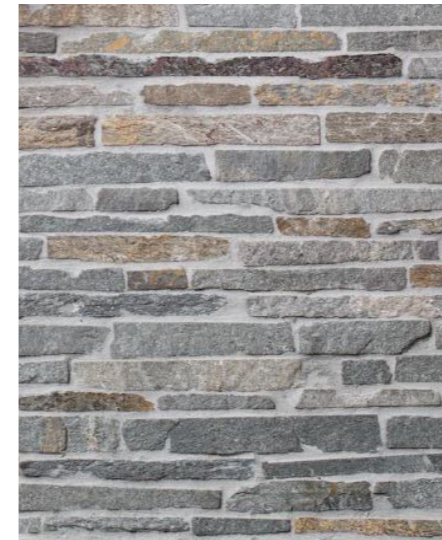
WALL TREATMENTS

01



GROUND TREATMENTS

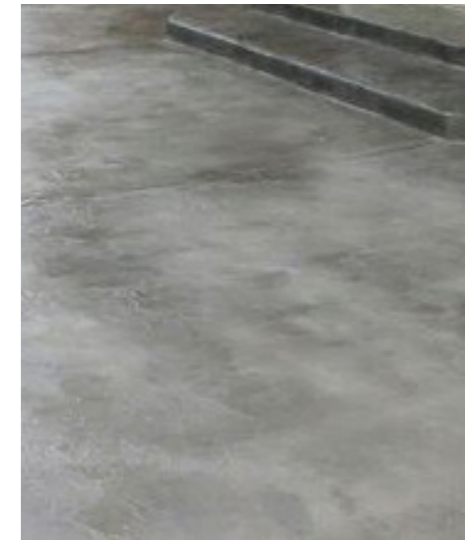
02



03



04



FENCING

05



06



07



Hardscape Palette - Look & Feel

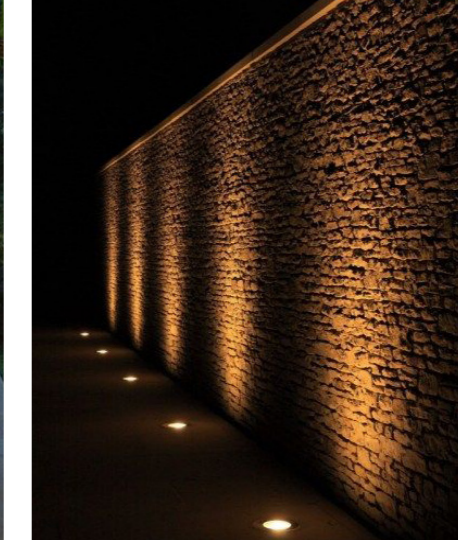
No.	Type
01	Up-lighting upon stone wall
02	Dramatic, warm up-lighting to accentuate stone texture
03	Dramatic, warm up-lighting to accentuate stone texture
04	Warm spike down-lights on pathway
05	Bespoke bollard lighting
06	Bespoke lantern pathway lights
07	Back-lit entry lighting
08	Large worded feature lighting
09	Back-lit entry lighting

LIGHTING - ENTRY WALL

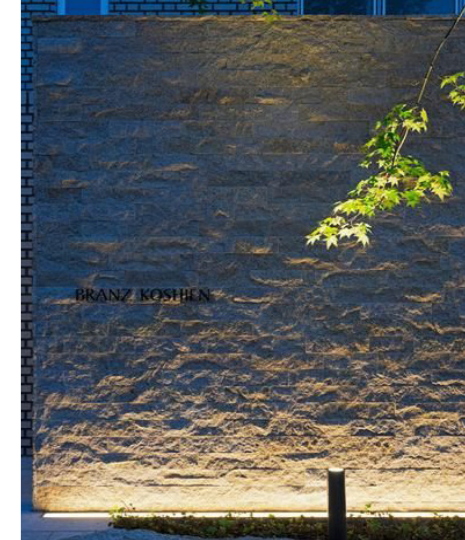
01



02

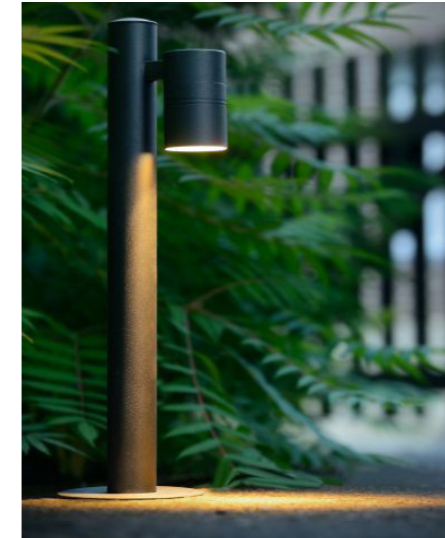


03



LIGHTING - PATHWAY

04



05



06



LIGHTING - SIGNAGE

07



08



09



Hardscape Palette - Look & Feel

No.	Type
01	Large feature pots filled with Heliconia species
02	Large feature pots flanking entries
03	Assorted feature pots throughout landscape
04	Large door in entry wall - pedestrian entry
05	Large door in entry wall - pedestrian entry
06	Example of Eco Outdoor freeform stone
07	Feature stone bench-seat
08	Slatted wooden bench seat (curved)
09	Slatted wooden bench seat (curved)

POT PLANTS

01



02



03



GATEWAYS & DOORS

04



05



06



LIGHTING - SIGNAGE

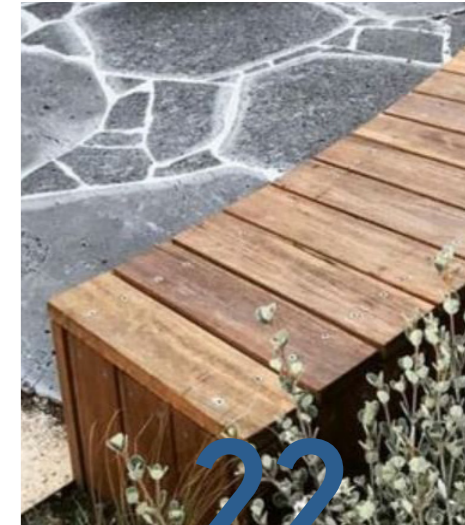
07



08



09





vee

Get in touch

EMAIL / m.carleton@veedesign.com.au

CALL / 07 3358 5222

UNIT / 3/4 Florence St, Teneriffe Q 4005

POST / PO Box 954 Fortitude Valley Q 4006

WEB / veedesign.com.au