

LANDSCAPE DEVELOPMENT APPLICATION

PROPOSED OVER 55's COMMUNITY

CNR TABERNACLE ROAD & WAITPINGA ROAD, ENCOUNTER BAY SA 5211

DRAWING SCHEDULE

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LDA002	DESIGN PRINCIPLES
LDA003	PRECEDENT & THEMING 1
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LDA200	LANDSCAPE SECTIONS 1
LDA201	LANDSCAPE SECTIONS 2
LDA300	PLANTING PALETTE



LOCALITY PLAN
SCALE: NTS

SITE CONTEXT



ROSETTA VILLAGE
OVER 55'S COMMUNITY

WHAPPINGA ROAD

MARLINTCE

BAY ROAD

TABERNALE ROAD

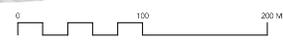
KOOKABURRA BVD

ROSELLA ST

MATIEW FLINDERS DR

WHAPPINGA ROAD

WHALEERS ROAD





CULTURAL INSPIRATION

The landscape design draws inspiration from the traditional custodians of the land The Ngarrindjeri/ Ramindjeri People including the traditional art of weaving which was both an artform and way of trade. Weaving creates link to the land and connection to cultural heritage.

Curvilinear form aims to lead the design of various open space areas across the Hometown Encounter Bay site, assisting to break up typical rectilinear geometry and grid form. Curvilinear form aims to blur and softer boundaries providing a sense of oasis and refuge to users of outdoor precincts.

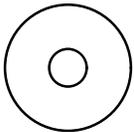
KEY DESIGN PRINCIPLES



CURVILINEAR FORM



BLURRED BOUNDARIES



REFUGE



CONNECTION TO NATURE



CONTEXT INSPIRATION

The landscape design draws inspiration from the coastal environment unique to Encounter Bay and Victor Harbour including the curvilinear weaving form of the coastline itself.



LOCAL FLORA INSPIRATION

Drawing link to locally endemic vegetation of Victor Harbor, the design aims to predominantly include native planting throughout the site such as *Acacia melanoxylon*, *Allocasuarina verticillata*, *Eucalyptus leucoxylon*, *Leptospermum lanigerum*, *Melaleuca brevifolia* and *Lomandra longifolia*.

LANDSCAPE VISION & INTENT

The landscape vision for Hometown Encounter Bay is to provide external environments that are attractive and of high quality, while providing a sense of refuge and oasis. The landscape aims to provide connection to nature, reduce environmental stresses, provide for engaging outdoor recreational activities, as well as environments that are dynamic and sensory. The landscape aims to further provide separation and privacy to both internal dwellings, as well as neighbouring properties.

The planting palette proposed for Hometown Encounter Bay includes native species endemic to Victor Harbor and surrounds. Mass planting areas across the site typically include structured planting including grasses, groundcovers, shrubs and trees to provide lush planting and habitat for local fauna. The landscape design works closely with principles of Crime Prevention Through Environmental Design (CPTED) to provide clear, unobstructed sight lines across open space areas and to maximise passive surveillance.

ENTRY

The proposed entry aims to provide an inviting and attractive sense of arrival for residents and visitors including wide mass planted areas adjacent the driveway featuring medium and large native trees as well as native palms. The feature trees aim to provide shade and greenery, while enhancing street character and amenity along Tabernacle and Waitoinga Roads. Various surface treatments including coloured concrete across the driveway aims to provide interest and break up large hardstand areas. The use of stone in entry walling additionally assists to provide character and diversify the materials palette set amongst lush planting.

COMMUNITY CENTRE

The landscape surrounding the community centre aims to provide a lush oasis of structured planting adjacent the various outdoor entertaining areas and recreational activities, including the bowling green, outdoor gym courtyard, outdoor fire pit lounge and multi-purpose event spaces. The use of feature native trees assist to highlight key areas of interest, while providing greenery and shade. Strategic planting around the community centre aims to provide separation between the internal roads and communal facilities, while maintaining clear sight lines and surveillance.

POCKET PARKS

The pocket parks add to the communal open space areas by providing additional areas of outdoor relief and functional zones for rest and socialisation as well as community activities such as working gardens. The pocket parks are key in providing communal outdoor areas for neighbours to gather and socialise on a regular basis within close proximity to their homes.

BOUNDARY TREATMENTS

The design provides for generous landscape set backs with structured buffer planting to provide separation and privacy from both within the development as well as from the surrounding roads and neighbouring properties. The buffer planting comprising of low maintenance native species aims to provide lush greenery and amenity visible from Tabernacle and Waitoinga Roads.



ACCESSIBLE AND USABLE RECREATIONAL ZONES



FUNCTIONAL OUTDOOR SPACES



ACCESSIBLE PATHWAY CONNECTIONS TO LINK KEY AREAS

SHELTERS AND COMMUNAL BBQ FACILITIES FOR GATHERINGS



NATIVE PLANT PALETTE INCLUDING COASTAL SHRUBS & GROUNDCOVERS



NATIVE VEGETATION ENDEMIC TO VICTOR HARBOR



COMMUNAL POCKET PARKS FOR REST AND SOCIALISATION



MULTI-PURPOSE AND FLEXIBLE OPEN SPACE AREAS



USE OF STONE AND TEXTURE TO PROVIDE CHARACTER AND INTEREST





NATIVE PLANT PALETTE INCLUDING COASTAL SHRUBS & GROUNDCOVERS

COMMUNITY WORKING GARDEN



FUNCTIONAL OUTDOOR SPACES



OUTDOOR FIRE PIT LOUNGE AREA



FUNCTIONAL OUTDOOR SPACES



OUTDOOR GYM & YOGA SPACE



PLANTING TO CASCADE OVER WALLS TO DISGUISE



COASTAL PLANTING PALETTE BETWEEN SHRUBS & NATIVE GRASSES



MULTI-PURPOSE AND FLEXIBLE OPEN SPACE AREAS



STONE RETAINING WALLS SOFTENED WITH PLANTING



SEATING NOOKS FOR REST/ REFLECTION