

# NINGALOO REEF RESORT

Landscape Architecture

Concept Report

July 2023







# Contents

|               |    |
|---------------|----|
| Site Context  | 3  |
| Design Driver | 8  |
| Masterplan    | 15 |
| Site Sections | 43 |
| Materials     | 47 |



# SITE CONTEXT





# Site Context

Coral Bay is a small settlement that lies protected from the Indian ocean by the Ningaloo reef. Located approximately 1,100 km's from Perth, Coral Bay is a marine paradise and one of Western Australia's premier family holiday destinations.

The proposed development of the Ningaloo Reef Resort will aid the development and promotion of the township, with the landscape design assisting with the functionality of the site amenity and offering visitors something truly unique to experience.

This document explores various landscape typologies within the site, and how these localised experiences will form part of the overall experience of staying at the resort. The landscape design includes significant public and private amenity, including a pool, play spaces, grassed areas for flexible programming/events, and localised courtyard gardens for each apartment.

Additionally, the landscape helps facilitate visitors from the development site down to the beach (and visa versa), thus directly connecting the site to the areas major local asset.

Overall, our aim is to create a warm, inviting landscape design that works with the local conditions to ensure the long term health and sustainability of the development.



Coral Bay, Western Australia



View towards existing resort





# Local Connections

Walking is a key activity throughout Coral Bay with cars often left parked for the majority of the residents stay. The location of the Ningaloo Reef Resort strengthens this experience with its close proximity to the bay and little need for a vehicle once in the town.

Pedestrian movement is a key opportunity to enhance the resort experience by extending the natural attributes of the bay up and in to the entry of the resort creating a seamless transition between accommodation and the beach. Generous paths and ramping will be required due to the current level difference.

The proposed Banksia Drive extension aims to remove vehicles from the pedestrian friendly Robinson street and create a new entry to the resort along with additional public parking.

### Legend

- Pedestrian path
- Primary road
- Secondary/local road
- Public parking
- Banksia rd extension (pending approvals)
- Coral Bay Supermarket
- Public park/information
- Bills Bar
- Look out



Robinson street looking east



Existing Robinson street entry





# Ecological + Coastal Context

The coast line along Bill’s Bay consists of weathered and ancient limestone/ coral outcrops along with robust low growing endemic dune planting.

Nestled within the natural dune system the current resort is level with several grade changes down towards the beach. There is the potential to use these levels to the resorts advantage by sitting higher in the landscape to views across Bill’s Bay. Uninterrupted views across the bay are a major asset for the resort from both accommodation, proposed club house and adjacent landscape/pool areas.

Inward and outward looking views are to be considered in particular the experience generated on entry from the site either on foot or in a vehicle. Views looking back from the beach are also acknowledged as integral to not only enhance the clientele experience but also welcome the general public in to the resort.

Wind conditions across the site are prominently associated with strong south south westerly and south westerly directions throughout the year at an average speed of 18km/h becoming stronger during the warmer months of the year.

Legend

Primary dune

Adjacent dune

Community park/turf

Beach access

All abilities Beach access

Beach - Vehicle/emergency access

Look out access

Dune ridge line

Adjacent property level change

Beach shelter





# Coastal Species

The endemic coastal species of Coral Bay offer an opportunity to enhance the users experience of the resort and connect to the natural environment.

Due to the extreme environmental conditions the use of these endemic species will be key in buffering the resort from both wind and salt. Many of the species are commercially grown, including in small sizes (although fast growing) which will aid with budget constraints.

Endemic and coastal species will be beneficial adjacent to the beach and car park zones along with dune stabilization and forming wind breaks to the site boundaries.



Spinifex longifolius



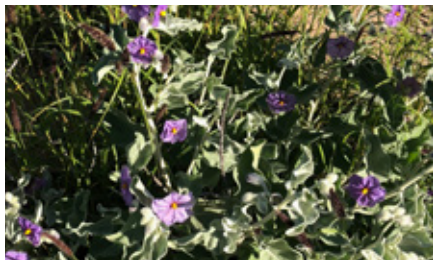
Eremophila sp



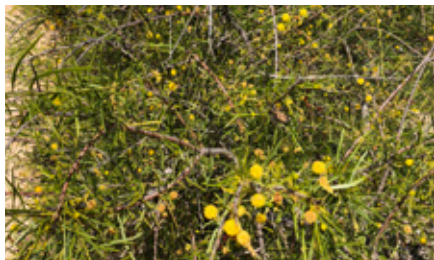
Scaevola crassifolia



Mesembryanthemum



Solanum lasiophyllum



Acacia sp



Banksia ashbyi



Dampiera incana







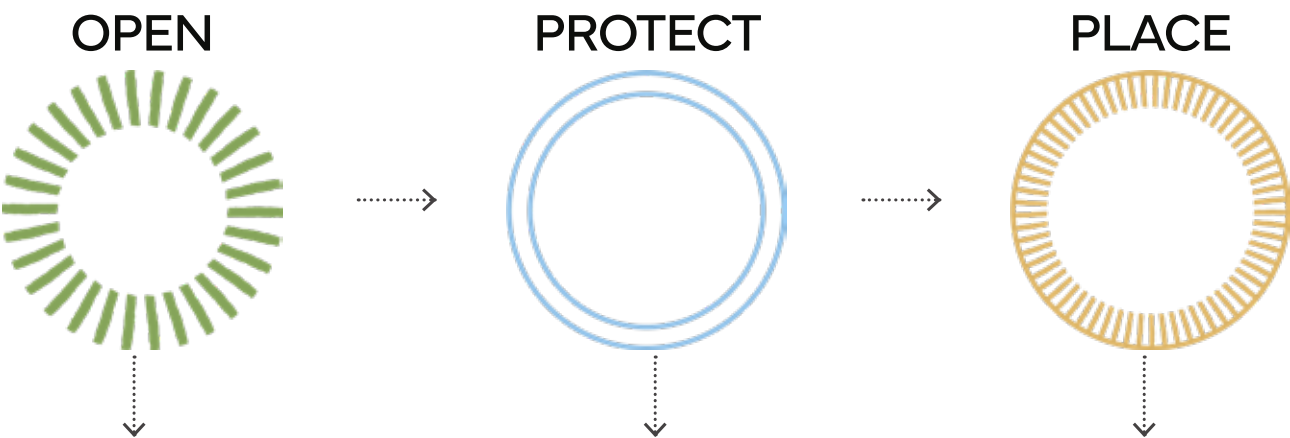
# DESIGN DRIVERS



# Design Principles

In order to design a successful space for both clientele and visitors alike, it is important to maintain key principles at all stages of the design process. We will hold the following key points central to the design process to ensure an exciting and inclusive landscape/public realm.

The landscape is central to the success of Ningaloo Reef Resort. The final design must connect both the architecture and daily function of the resort whilst also respond to the unique sense of place that is Coral Bay to create a memorable and beautiful experience for the visitor.



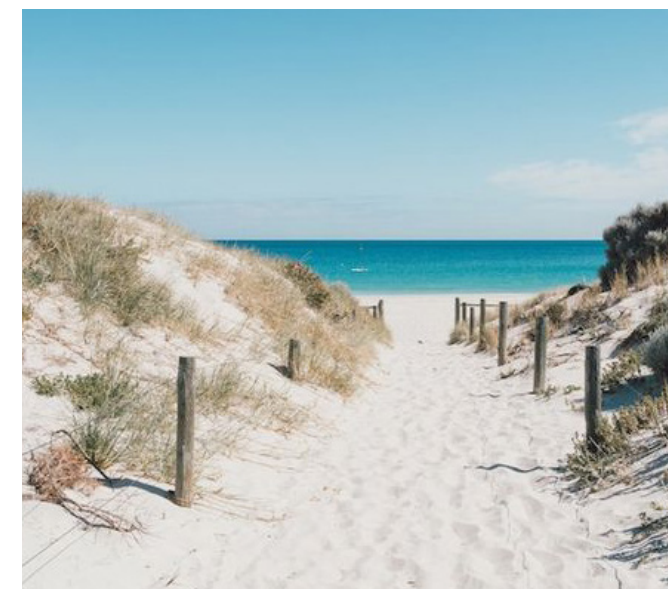
- Enhance connectivity internally + externally
  - Celebrate views
  - Welcoming environment
  - Create Destination
  - Private, public + flexible spaces
  - Accessibility for all
- Robust materiality
  - Buffer climatic conditions
  - Provide comfort within the landscape
  - Restore + rehabilitate
  - Prioritize pedestrian movement
- Sense of arrival
  - Create moments of discovery
  - Seasonal change
  - Community connection
  - Memorable experience
  - Local landscape vernacular
  - Enduring and unique



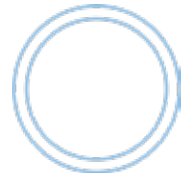


# Open

- Enhance connectivity internally + externally
- Celebrate views
- Welcoming environment
- Create Destination
- Private, public + flexible spaces
- Accessibility for all





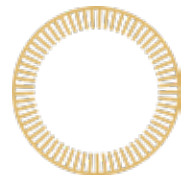


# Protect

- Robust materiality
- Buffer climatic conditions
- Provide comfort within the landscape
- Restore + rehabilitate
- Prioritize pedestrian movement

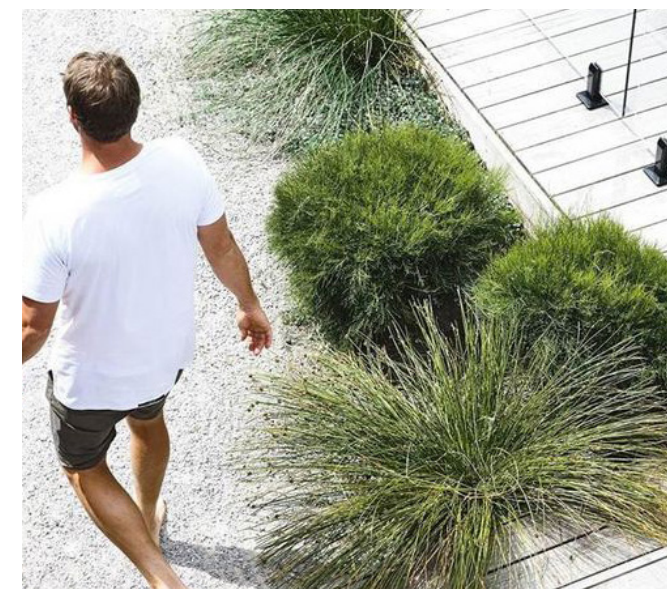






# Place

- Sense of arrival
- Create moments of discovery
- Seasonal change
- Community connection
- Memorable experience
- Local landscape vernacular
- Enduring and unique





# Design Character

The public and private realm of Ningaloo Reef Resort requires a balance between expressions of the surrounding natural environment, the proposed built outcome and the desired visitor experience.



## Local

The landscape of Ningaloo Reef resort is to retain and enhance the character of Coral Bay. Through both materiality, planting and creation of spaces to ensure visitors embrace the sense of place.



## Bare Foot Stay

Create a landscape that feels welcoming and allow visitors to feel at home. Arrive, put the car keys away, kick off their shoes and wander. With the landscape to blur the boundary between the natural and the built form.



# Landscape Transitions

## - Inland to the Coast

The transition from the floodplain to ocean will be captured in forms, movement, and materials to make an iconic yet local sense of place.



Cool coastal colours



Ancient coral limestone



Dune planting forms, colours + texture



Flood plains and shifting sands



Inland vegetation and wildflowers



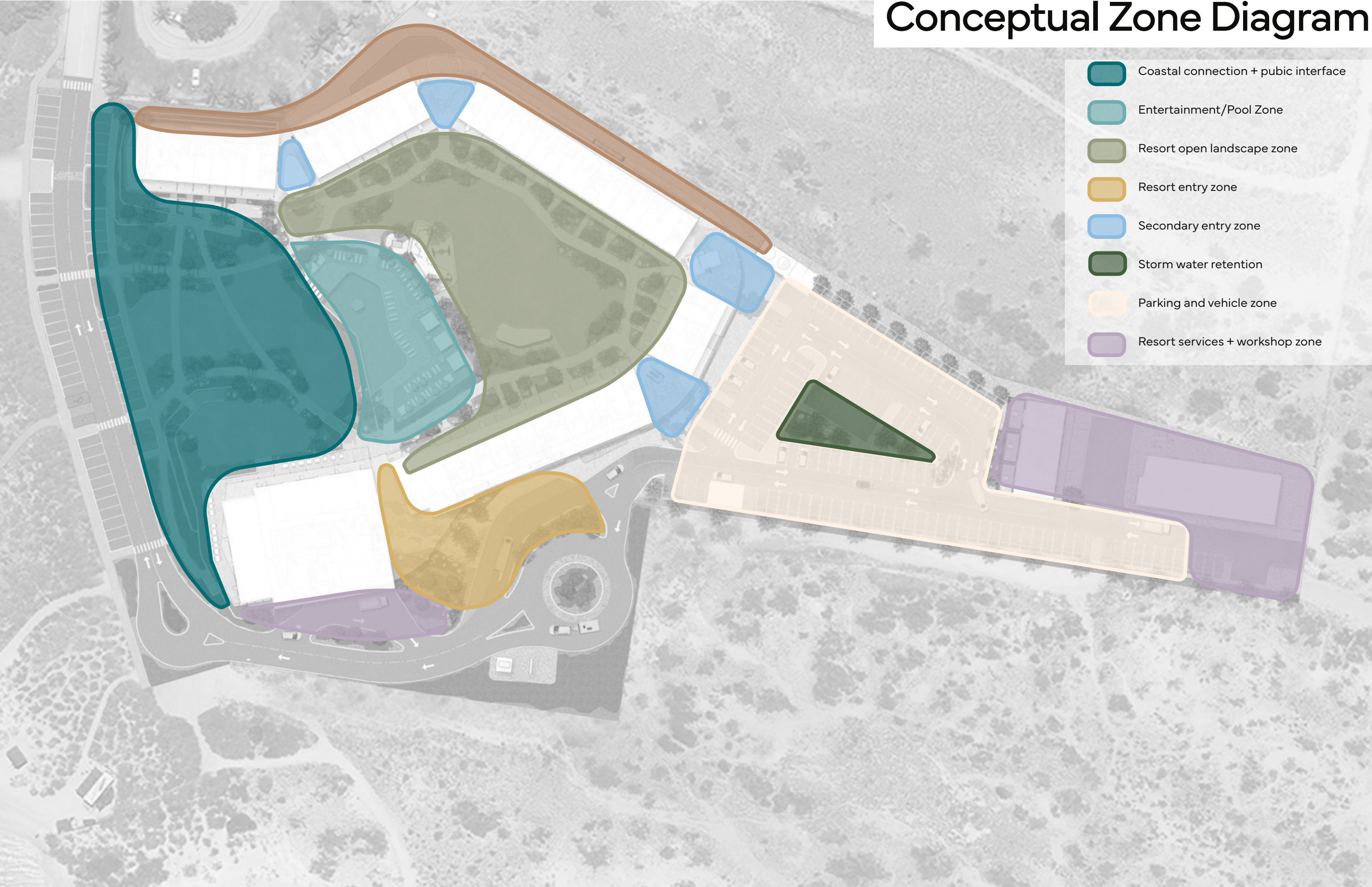


# MASTERPLAN





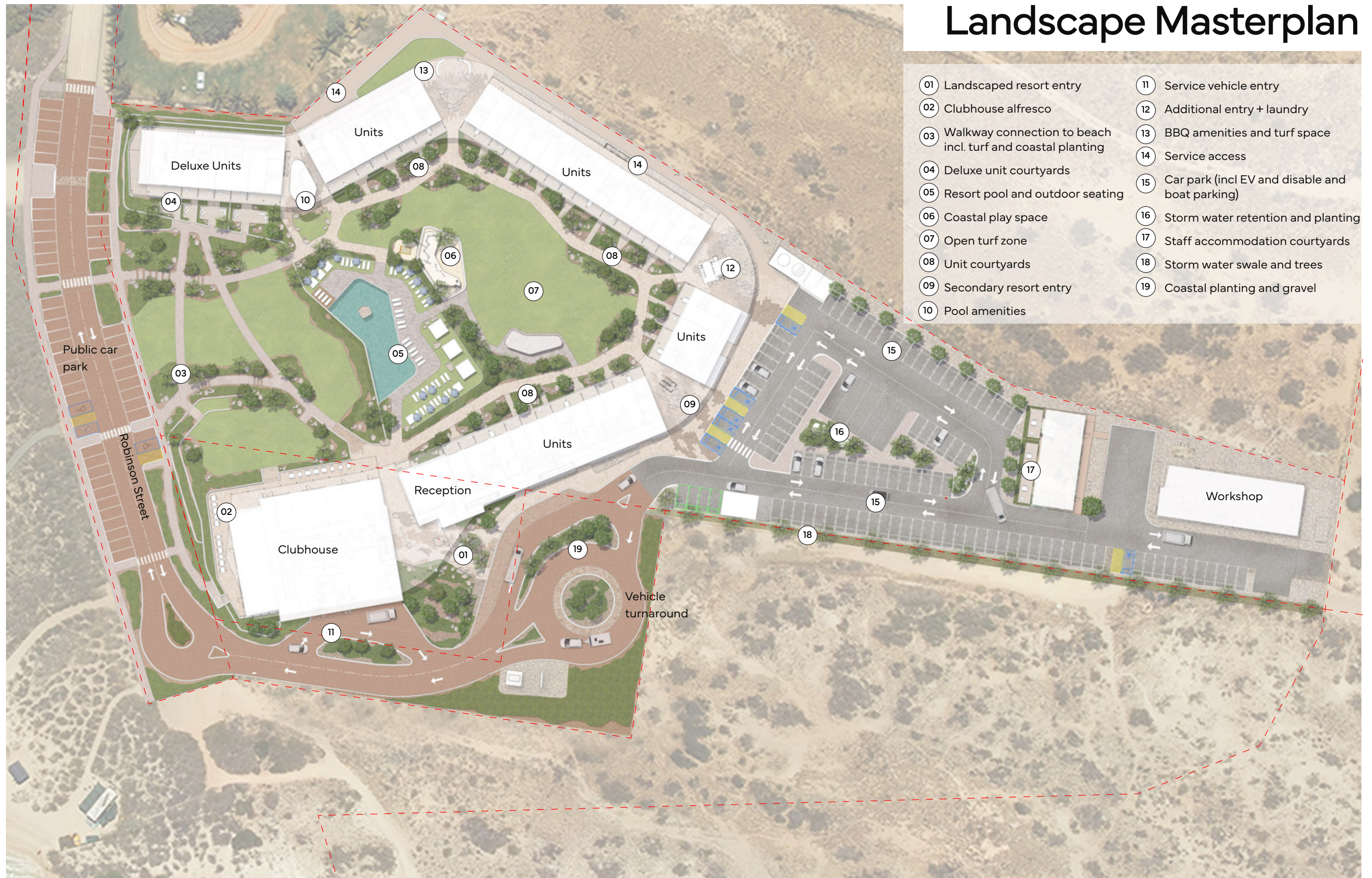
# Conceptual Zone Diagram



1:800 @ A3 N



# Landscape Masterplan

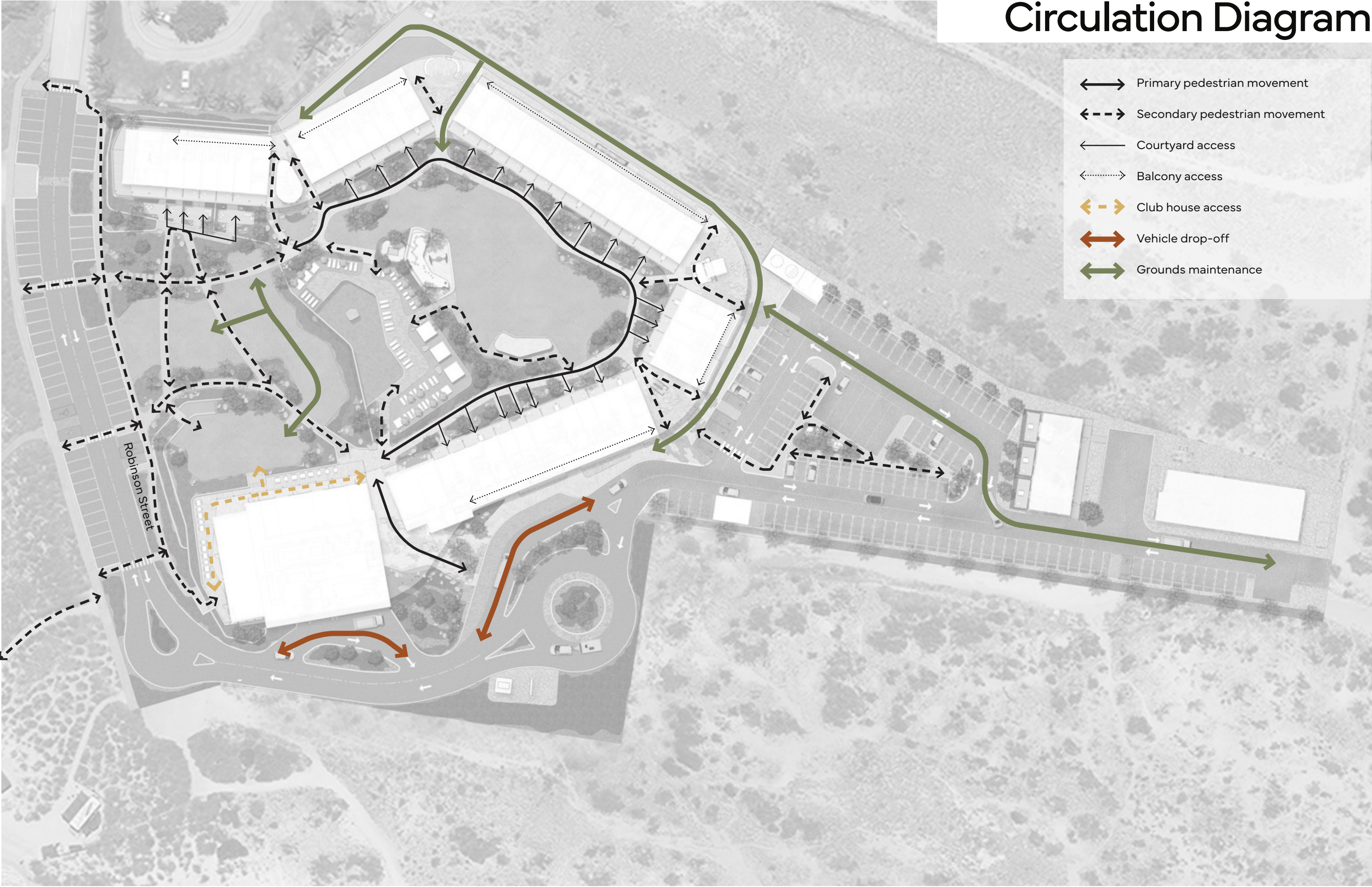


- |  |  |
|--|--|
| 01 Landscaped resort entry                                     | 11 Service vehicle entry                           |
| 02 Clubhouse alfresco  | 12 Additional entry + laundry                      |
| 03 Walkway connection to beach incl. turf and coastal planting | 13 BBQ amenities and turf space                    |
| 04 Deluxe unit courtyards                                      | 14 Service access                                  |
| 05 Resort pool and outdoor seating                             | 15 Car park (incl EV and disable and boat parking) |
| 06 Coastal play space  | 16 Storm water retention and planting              |
| 07 Open turf zone  | 17 Staff accommodation courtyards                  |
| 08 Unit courtyards   | 18 Storm water swale and trees                     |
| 09 Secondary resort entry                                      | 19 Coastal planting and gravel                     |
| 10 Pool amenities  |  |

1:800 @ A3 N



# Circulation Diagram



- ↔ Primary pedestrian movement
- ↔ Secondary pedestrian movement
- Courtyard access
- ⋯ Balcony access
- ↔ Club house access
- Vehicle drop-off
- ↔ Grounds maintenance



# Visitor Entry + Club House



- Legend
- 01 Feature limestone boulder and gravel garden including planting and trees
  - 02 Feature paved + universal access at entry
  - 03 Screening, local planting and boulders
  - 04 Local planting and feature gravel
  - 05 Reception entry
  - 06 Access to resort
  - 07 Low level planting , feature wall and screening to service access
  - 08 Entry roundabout with gravel and planting
  - 09 Terrace walling and local planting
  - 10 Clubhouse alfresco seating
  - 11 Informal stair access to turf
  - 12 Feature garden bed and access to reception
  - 13 Vehicle set down
  - 14 Delivery and service access
  - 15 Stormwater gravel garden
  - 16 Existing sewer
  - 17 Re-vegetation

1:400 @ A3 N



# Perspectives









# Beach + public connection

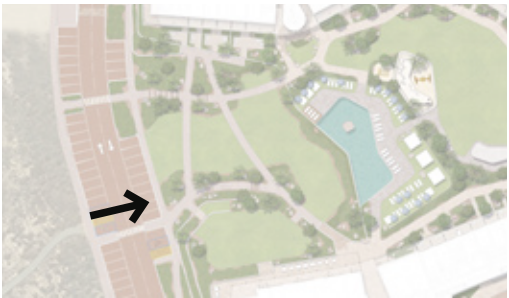


- Legend
- 01 Feature timber steppers and paved access
  - 02 Insitu concrete walkway access
  - 03 Turf bank
  - 04 Local coastal planting, trees, gravel + boulders
  - 05 Stair access to clubhouse and turf terrace
  - 06 Stair access to clubhouse and event turf
  - 07 Additional event turf (10 x 20m)
  - 08 Level access to event turf
  - 09 Deluxe unit private courtyards
  - 10 Feature stone wall (level change) and infinity pool edge
  - 11 Terrace wall and coastal planting
  - 12 Entry to resort and club house
  - 13 Path connection to beach
  - 14 Public car aprk

1:400 @ A3 N



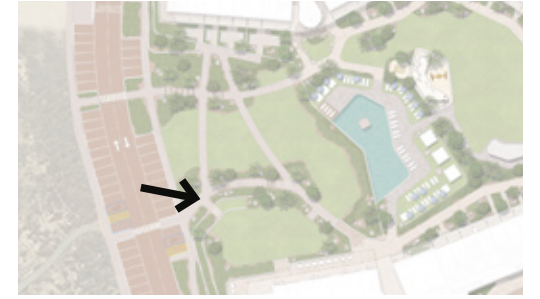
# Perspectives



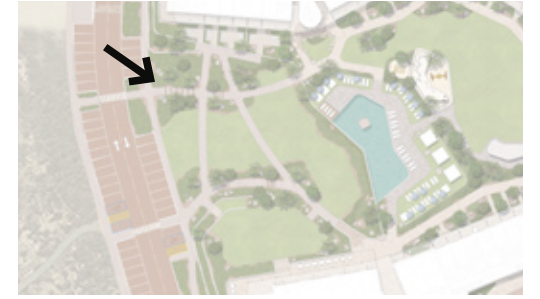




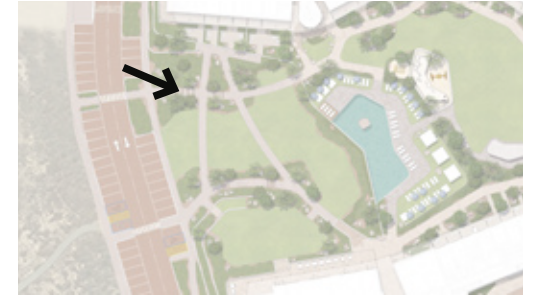






















# Internal resort landscape



- Legend
- 01 Reception access
  - 02 Pool gate and stair access
  - 03 Concrete pool and infinity edge
  - 04 Cabana shade structure
  - 05 Flexible sun lounge seating zone
  - 06 Timber deck and pool infrastructure below
  - 07 Pool gate access at grade
  - 08 Turf bank and wash down zone
  - 09 Secure pool fence
  - 10 Coastal play space. Including shade structure, seating wall and soft fall sand.
  - 11 Communal shelter and seating
  - 12 Paved path walkway
  - 13 Local planting, trees, gravel and boulders
  - 14 Open turf zone
  - 15 Ground floor courtyard. Local planting/ tree/gravel/boulders, feature pavement and stair access
  - 16 Feature paved courtyard balcony
  - 17 Feature paved entry including gravel and boulder garden
  - 18 Guest laundry
  - 19 Gravel service vehicle track
  - 20 Car park
  - 21 Gravel garden bed to roof line



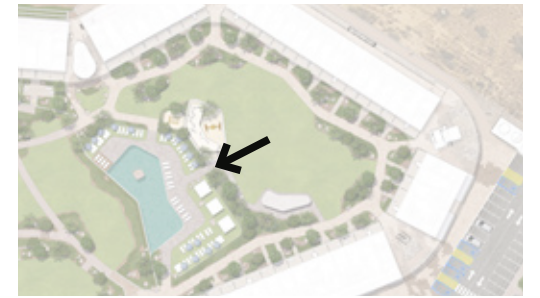
# Perspectives



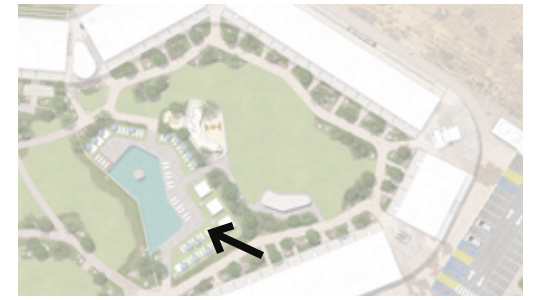








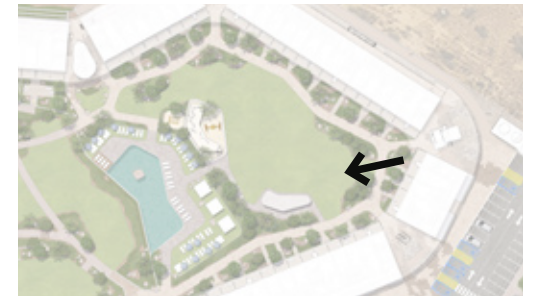


















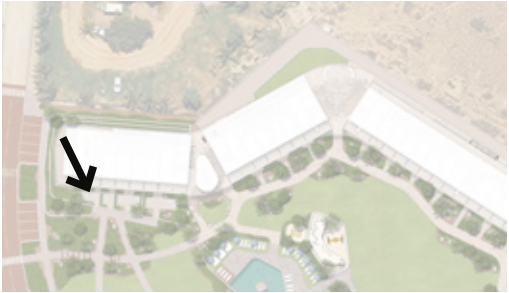
# Eastern resort connection



- Legend
- 01 Limestone paved walkway private courtyard access
  - 02 Deluxe courtyard. Including in-situ concrete wall, local planting/tree/gravel/boulders, feature pavement and stair access
  - 03 Concrete terrace wall and coastal planting
  - 04 Feature paved courtyard balcony
  - 05 Feature concrete wall (level change) and infinity pool edge
  - 06 Turf bank and wash down zone
  - 07 Stair access and unit courtyard access. Coastal planting, gravel and boulders.
  - 08 Service access
  - 09 Gravel service vehicle track
  - 10 Seating wall, turf and BBQ amenities access
  - 11 BBQ amenities
  - 12 Feature paved entry including gravel and boulder garden
  - 13 Gravel garden bed to roof line



# Perspectives













# Play space - Internal coastal

Internal play space to reflect the coastal character of Bills Bay through the use of both materials and play elements. Aimed at younger children (to allow adult supervision) the elements are to cater for both individual and shared play opportunities.



- Legend
- 01 Shade structure
  - 02 Concrete seating wall
  - 03 Planting and pool fence
  - 04 Soft fall sand
  - 05 Feature nature play elements
  - 06 Feature boulders/art sculptures
  - 07 Communal hammock
  - 08 Communal bird nest swing
  - 09 Shade trees



1:200 @ A3 N

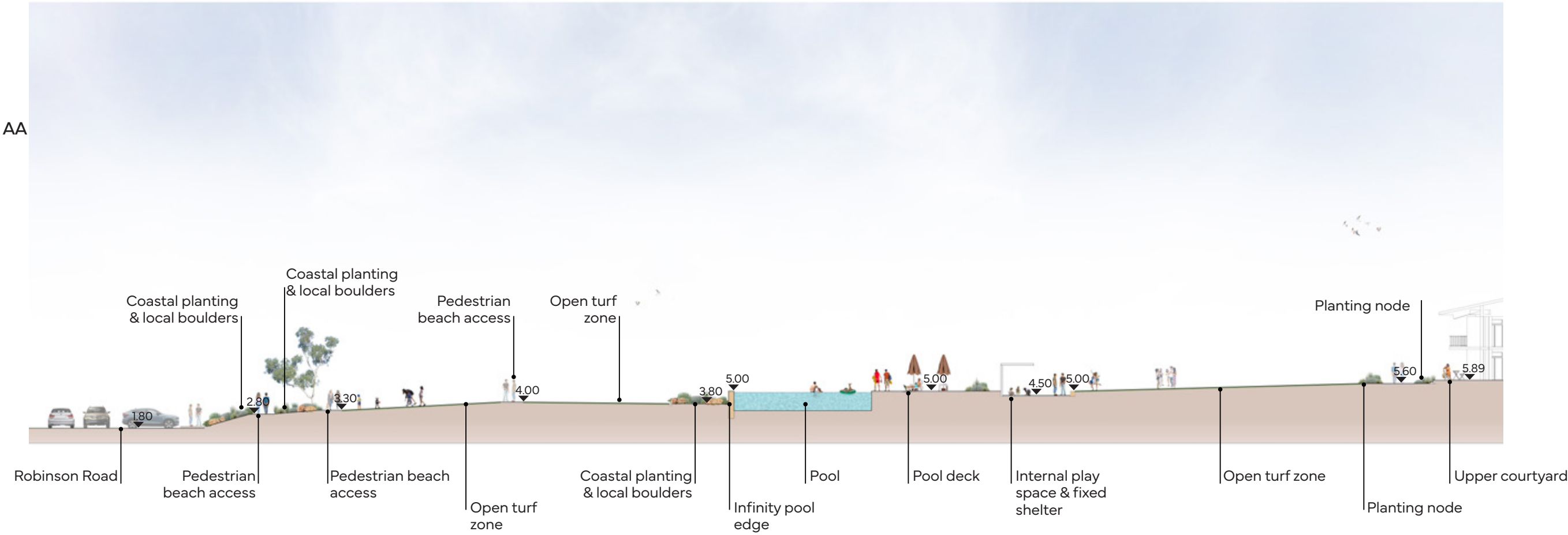
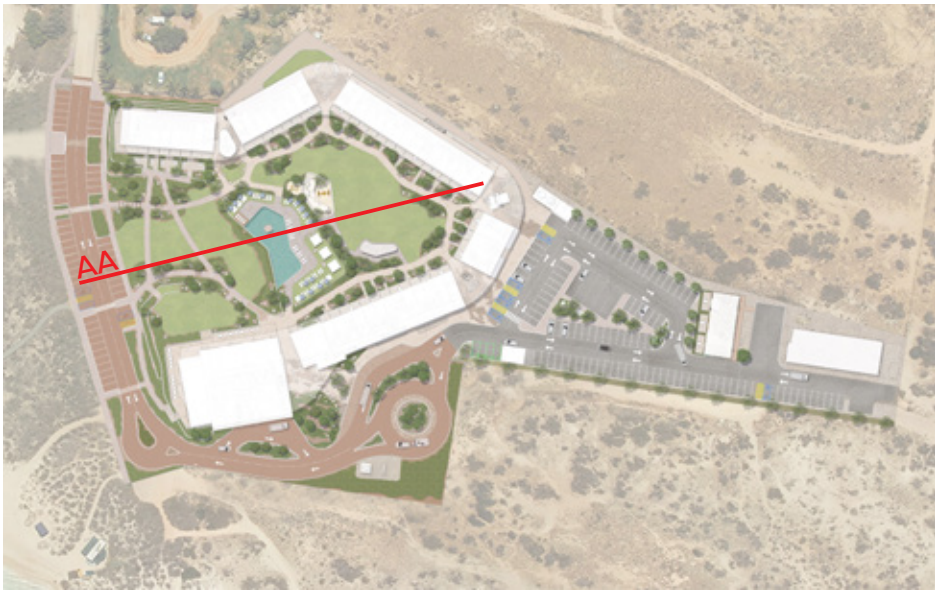




# SITE SECTIONS

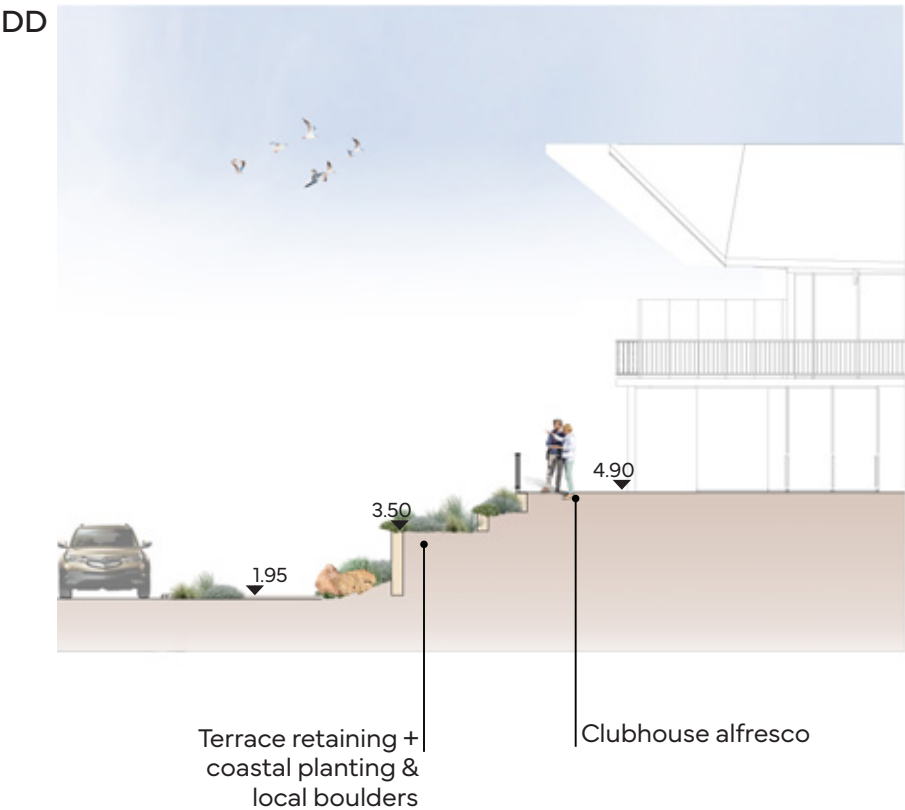
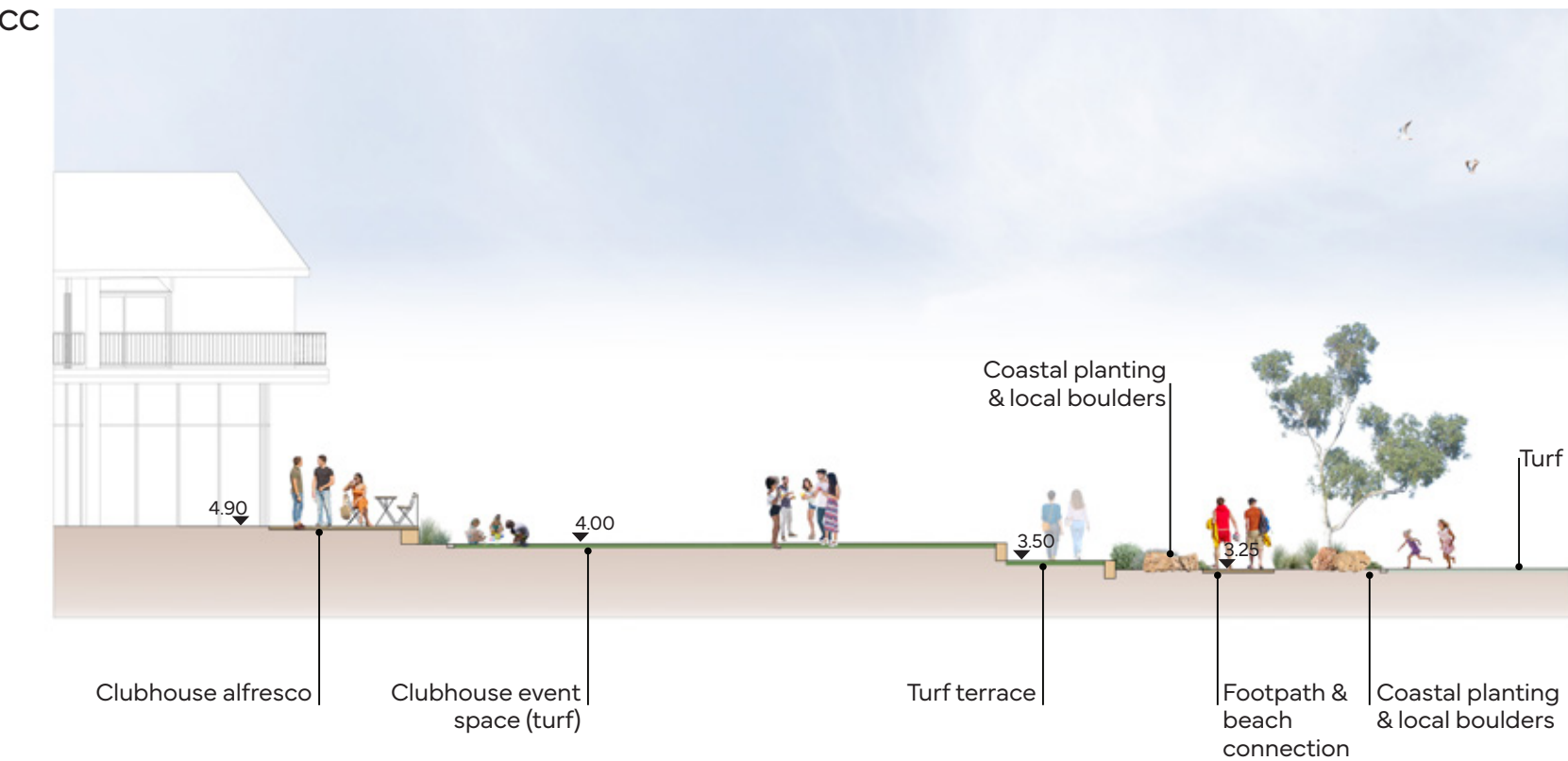
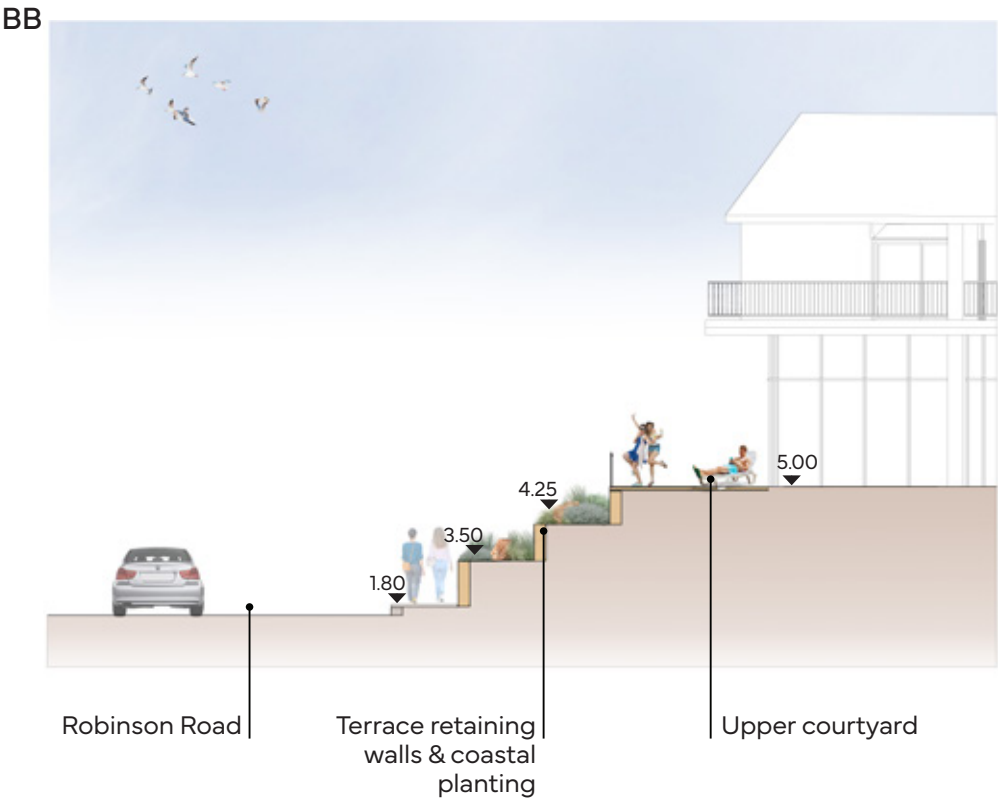


# Site Sections



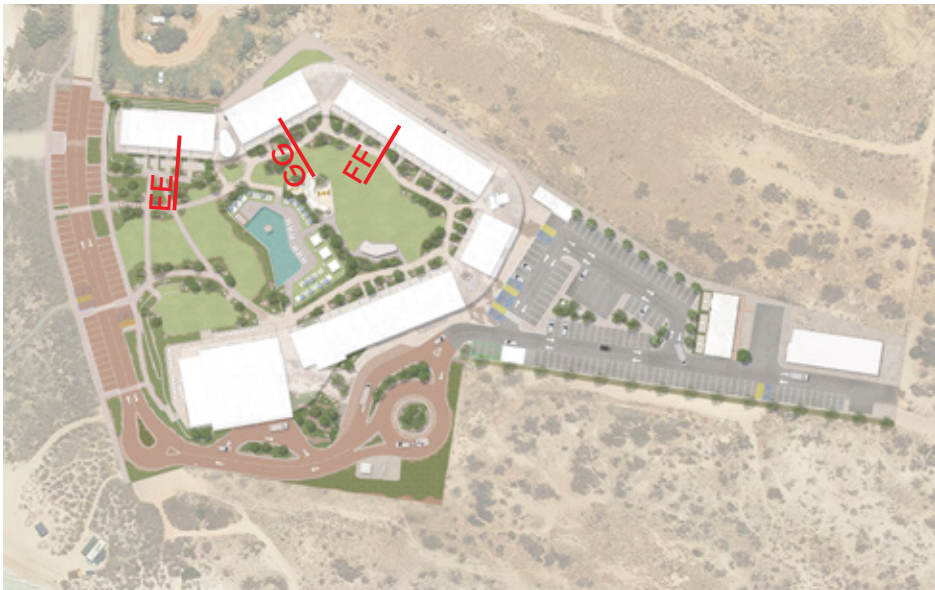
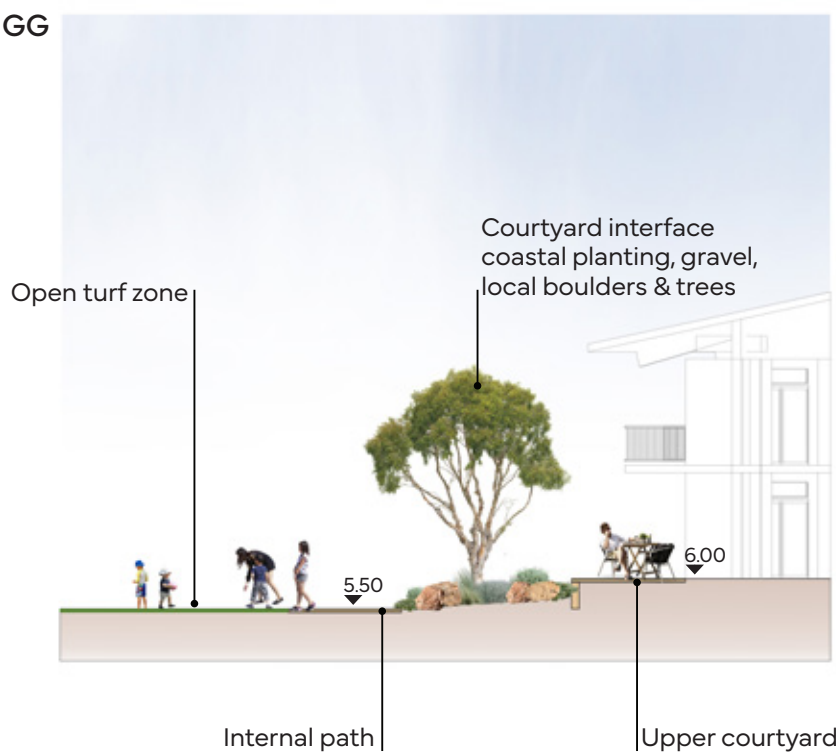
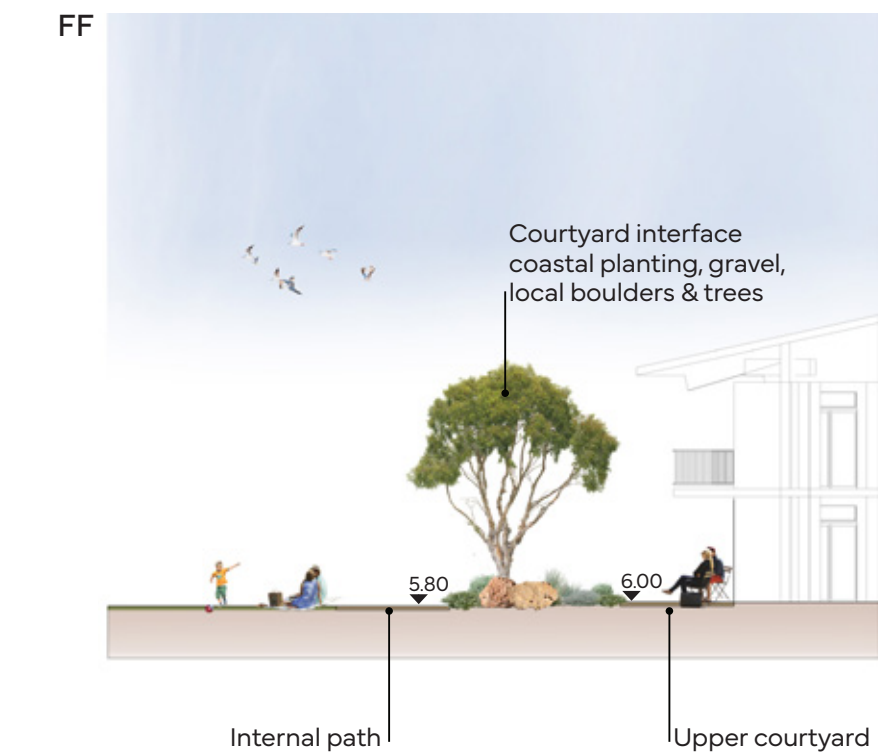
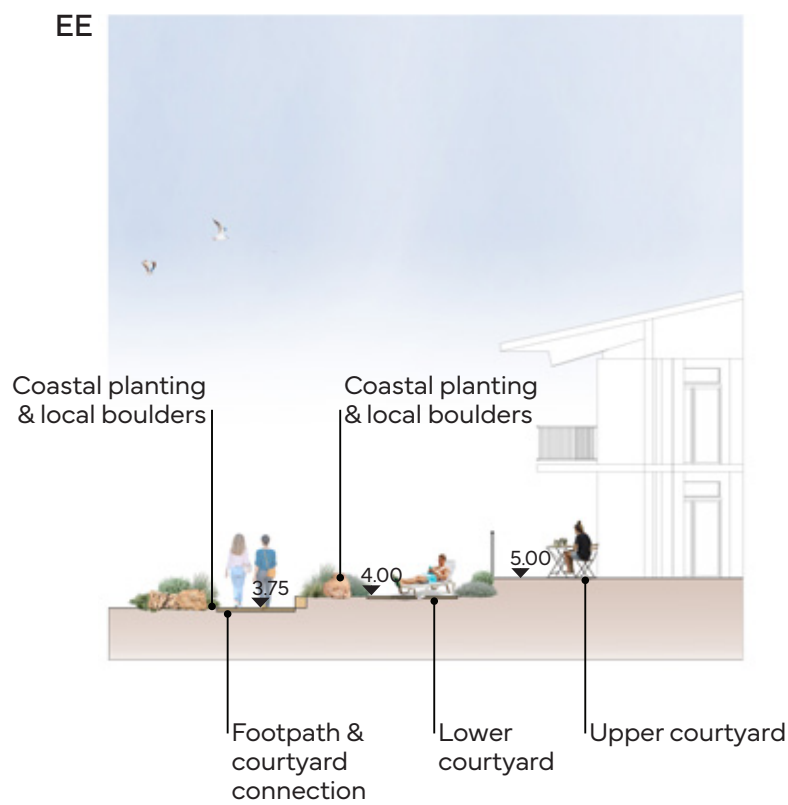


# Site Sections





# Site Sections







# MATERIALS



# Materials Palette - Entry

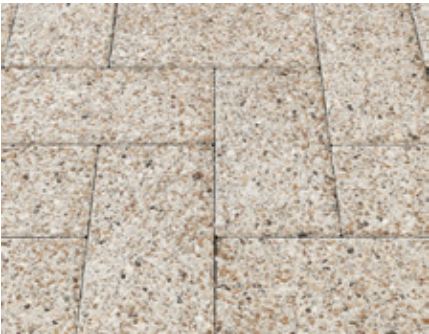
## Surface Treatments



Liquid Limestone In-situ Concrete



Brick Paving Type 1



Brick Paving Type 2



Brick Paving Type 3



Natural Gravel/Rock Spall



## Wall and Edge Treatments



Rammed Earth



Off-Form Concrete



Corten Steel Edge



Local 'Coral' Stone Wall

## Landscape Features



Natural hardwood timber



Hardwood Timber Stepper



Local 'Coral' Boulders



Feature cut 'Coral' Boulders





# Materials Palette - Resort

## Surface Treatments



Brick paving type 1



Brick paving type 2



Brick paving type 3



Liquid Limestone In-situ Concrete



Natural Gravel/Rock Spall

## Wall and Edge Treatments



Off-Form Concrete



Corten Steel Edge



Local 'Coral' Stone Wall

## Landscape Furniture

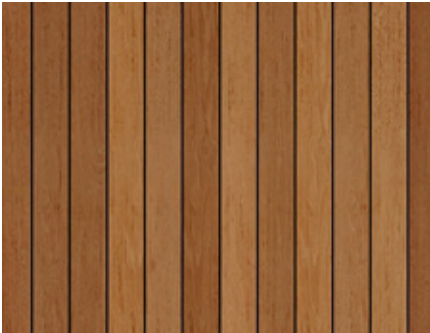


Bench seat



Picnic table

## Landscape Features



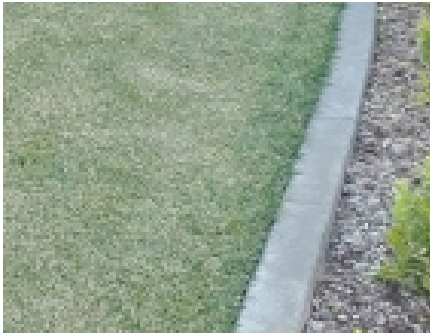
Natural hardwood timber



Hardwood Timber Stepper



Local 'Coral' Boulders



Turf mow edge





# Materials Palette - Car Park

## Surface Treatments



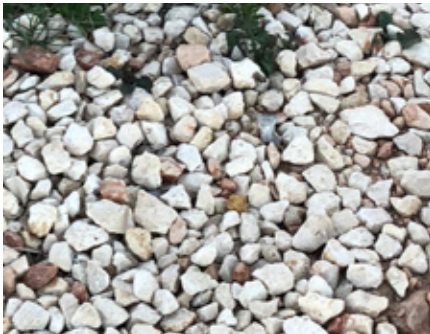
Asphalt and local stone



Liquid Limestone In-situ Concrete



Natural Gravel/Rock Spall



White Gravel/Rock Spall

## Wall and Edge Treatments



Off-Form Concrete



Corten Steel Edge

## Landscape Features



Concrete Wheel Stop



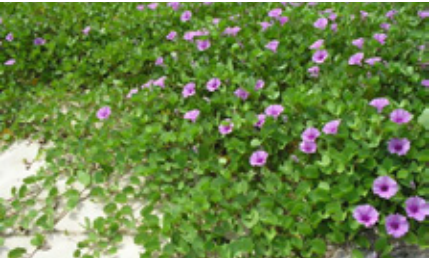
Local 'Coral' Boulders





# Plant Palette - Entry

## Entry Palette



Ipomoea pes-caprae  
0.3mH x 2.5mW



Kennedia coccinea  
0.3mHx0.8mW



Atriplex cinerea  
0.7mH x 1.5mW



Myoporum 'Coastal Carpet'  
0.4mH x 1mW



Solanum lasiophyllum  
0.5mH x 0.75m W



Swainsona pterostylis  
0.3mH x 0.8mW



Thryptomene baeckeacea  
0.5mH x 0.8mW



Myoporum parvifolium 'Yareena'  
0.4mH x 1.5mW



Lepidosperma gladiatum  
1.5mH x 1.5mW



Leucophyta brownii  
1mH x 1mW



Ficinia nodosa  
0.8mW x 0.8mW



Banksia ashbyii - dwarf  
1mH x 1.5mW

## Trees



Eucalyptus victrix  
8mH x 4mW



Banksia prionotes  
8mH x 4mW



Banksia ashbyi  
8mH x 4mW



Eremophila longifolia  
2-5mH x 3mW





# Plant Palette - Resort

## Foreshore to Dune Palette



Acacia coriacea  
1-3mH x 1-3mH



Acacia gregorii  
0.7mH x 0.7mW



Atriplex isatidea  
1.5mH x 1.5mW



Sesuvium portulacastrum  
0.2mH x 0.5mW



Scaevola crassifolia  
1.5mH x 1.5mW



Eremophila glabra  
0.5mH x 1mW



Myoporum insulare  
1mH x 1.5mW



Rhagodia preissii  
1.5mH x 1.5mW



Myoporum 'Coastal Carpet'  
0.4mH x 1mW



Spinifex longifolius  
0.75mH x 0.75mW



Ficinia nodosa  
0.8mH x 0.8mW



Olearia axillaris  
1mH x 1mW

## Trees



Melaleuca leucadendra  
8mH x 5mW



Eremophila longifolia  
2-5mH x 3mW



Eucalyptus prominens  
4mH x 3mW



Eucalyptus vitrix  
8mH x 4mW





# Plant Palette - Car Park

## Car Park Palette



Acacia coriacea  
1-3mH x 1-3mW



Acacia gregorii  
0.7mH x 0.7mW



Atriplex cinerea  
0.7mH x 1.5mW



Acacia spathulifolia  
0.7mH x 1.5mW



Alyogyne cuneiformis  
1-3mH x 1.5mW



Dampiera incana  
0.3mH x 0.5mW



Eremophila glabra  
0.5mH x 1mW



Grevillea 'Gin Gin Gem'  
0.3mH x 1.5mW



Hemandra pungens  
0.3mH x 0.8mW



Leucophyta brownii  
1mH x 1mW



Ficinia nodosa  
0.8mW x 0.8mW



Scaevola 'Flat Fred'  
0.3mH x 1mW

## Trees



Eucalyptus microtheca  
10mH x 5mW



Eucalyptus victrix  
8mH x 4mW



Grevillea stenobotrya  
2-4mH x 3mW



Grevillea gordoniana  
2-4mH x 3mW





## See Design Studio

Landscape Architects

Please feel free to contact us with any inquiries.

**Joel Barker**

0466 266 305

[joel@Seedesignstudio.com.au](mailto:joel@Seedesignstudio.com.au)

**Eoin Gladish**

0423 150 244

[eoin@Seedesignstudio.com.au](mailto:eoin@Seedesignstudio.com.au)

[www.seedesignstudio.com.au](http://www.seedesignstudio.com.au)

