

Wallcliffe House

Architectural Design Report
prepared by_

MJASTUDIO

On behalf of_

THE LANDSMITH COLLECTION

November 2023

MJA acknowledges the traditional custodians of the land and waters of Australia.

Wallcliffe House is on Wadandi Boodja.

The Design Team acknowledges the Wadandi Noongar people as the Traditional Custodians of the Margaret River Region and we pay our respects to their Elders past and present.

We acknowledge and respect their continuing culture and are grateful for the significant contribution they make to the life of this region.



Introduction

This DA Design Report is the culmination of a 5 year concept design journey that has involved hundreds of creative and technical specialists, mostly from WA, but also from around the globe.

The journey has seen multiple design iterations, all of which have been refined by a rigorous educational process involving town planning amendments, geotechnical investigations, landscape assessments, wildlife protection initiatives, heritage conservation measures, community consultations, infrastructure feasibilities, technical engineering studies, historical research, spatial testing, and business case analysis.

Multiple mini-projects across the property during this time - such as the Osprey Nest Relocation, or the Riparian Edge Rectification Works, to name just two - have added to the project team's deep appreciation for the intricacies and complexities of designing & building on this heritage listed site.

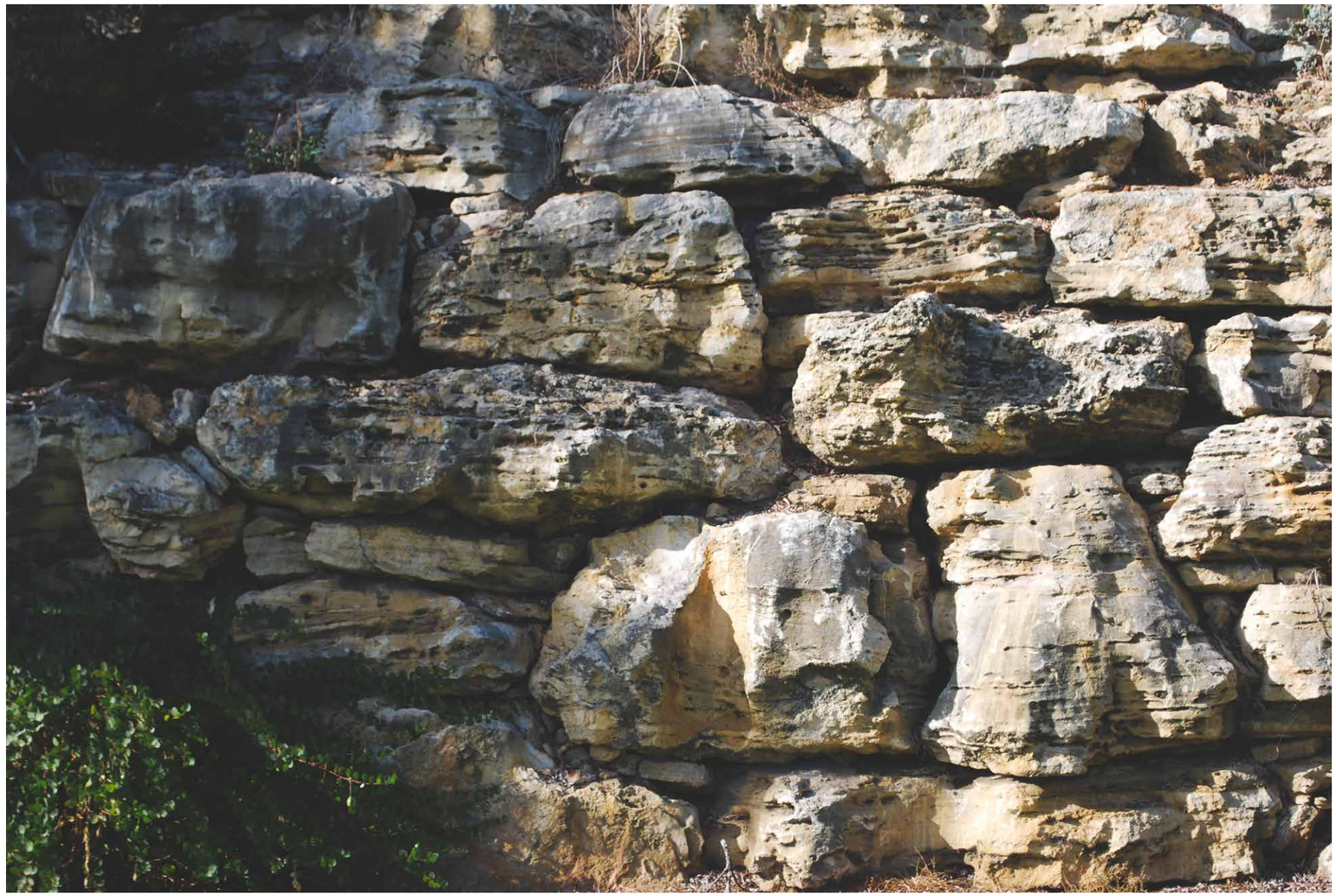
The knowledge-gathering of these past 5 years has enabled a detailed masterplan & concept design proposal that is utterly unique and fundamentally of its place.

Contents

Introduction 3
Overview & Design Vision 5
A bit about The Project 8
A bit about The Property 16
A bit about The Site 26
Approach to Siting, Built Form & Scale 36
Masterplan Zones
- Wallcliffe House & Old Dairy 73
- River Wing & Wellness Spa 104
- Cliff Wing 121
- Bush Cottages 133
- Arrival Paddock 149
- Entry Area 162

Site Access & Supporting Information 171

*Refer appendices for Architectural Drawing Set



Overview

The story of Wallcliffe House is a story of personal endeavour and a history of place that is inexorably tied to the identity of Margaret River.

When Wallcliffe House was devastated by fire, new owners Alexandra and Julian Burt felt the profound loss of this regional icon. Having the chance to acquire the property and set about establishing a new venture provides the opportunity to share this special place with more people than ever before.

The vision for Wallcliffe House is to build and operate a boutique, low-key, yet luxury hotel on the site with a modest restaurant and guest facilities in keeping with a globally-relevant, heritage house retreat.

In considering the architectural and interior design, the intention is to honour the historical architecture as well as the natural surrounds.

Sadly, the damage from the fire and the intervening years have resulted in a series of ruins that have no remaining structural integrity. However, the intent is to re-use what stonework and timber we can and recycle the remaining material for on-site use.

Additionally, in keeping with the tradition of the families who came before us, we are prioritising the use of local stone and timber in the building materials as well as local craftspeople to help create the new buildings and interiors and bring character to the finished product.





Design Vision

The aim is to design a unique, welcoming and inspirational boutique luxury hotel, reflecting the essence of Margaret River, in harmony with the landscape.

A new Wallcliffe House – where Aboriginal and European histories will be jointly respected, a place where environmental and heritage values will be preserved and enhanced, and a place of extraordinary natural beauty and serenity that will touch hearts and minds within the community and the world.

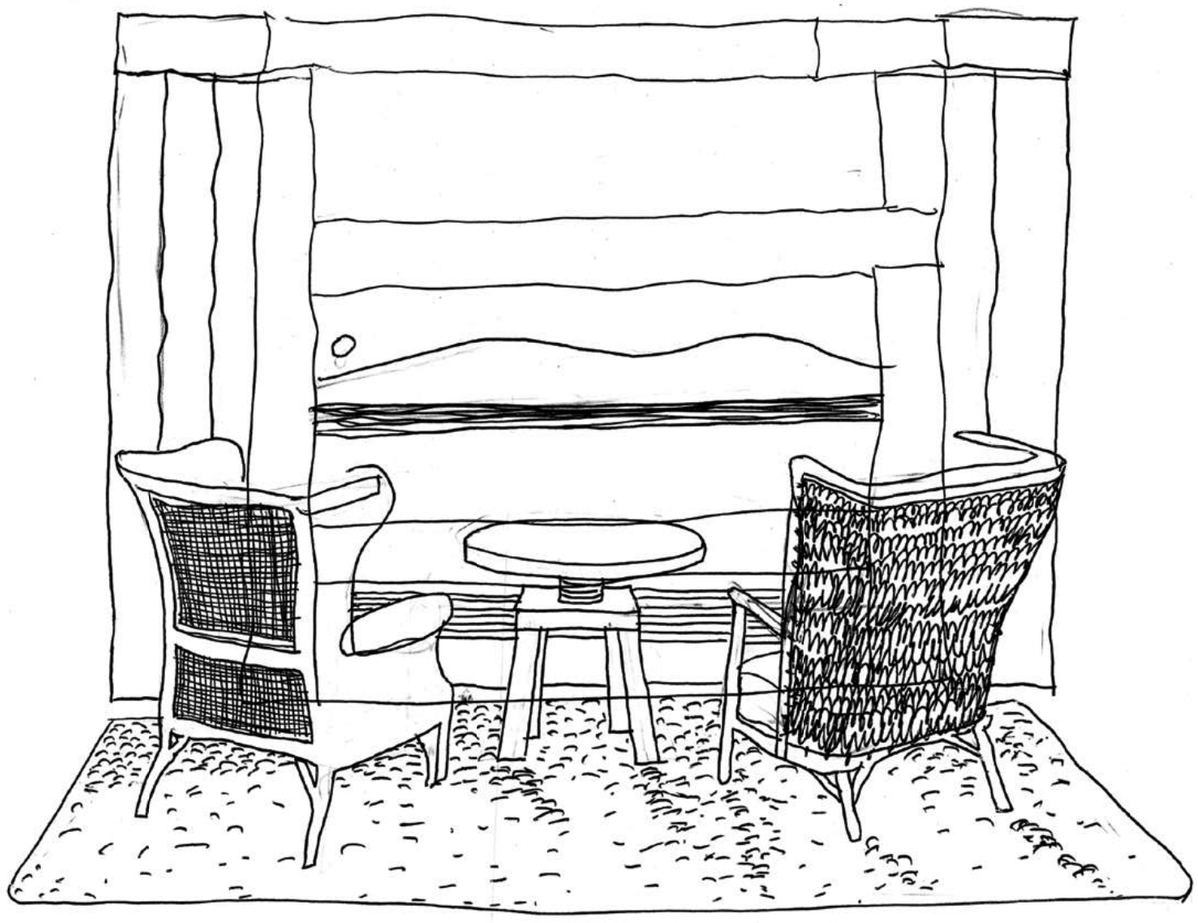
The original Wallcliffe House was standing for 160 years and would still be so today, were it not for fire. Its replacement will, therefore, feel like both a re-birth and a continuation of the life of this house. The legacy of the original house and all its previous owners will be a springboard for this next chapter in its history, where new memories and a new legacy will be created. And we hope it will endure beyond the next 160 years, into a time that we can imagine, even though we cannot experience it ourselves.

Design Principles

Complimentary to The State Government's universal set of 10 Design Principles, the Wallcliffe House project team has established project specific design principles to guide all aspects of the creative design process from feasibility & masterplanning right through to built form, landscape and interiors:

- Nature as Inspiration
- Honour the Architectural Heritage
- Respect & Nurture the Natural Environment
- Reflect the History & Essence of Place
- Locally Crafted & Locally Sourced
- Sustainability in Land, Life, Culture, Resources, Operations & Community

"It will be designed thoughtfully, built carefully, and inhabited respectfully."



Firstly, a bit about the Project...

The Brief

Some original words provided to the Design Team from December 2018...

"The intention of this project is to build on the heritage foundations of the house in keeping with the natural and indigenous significance and specialness of its place to create Australia's landmark luxury boutique hotel.

The vision for Wallcliffe House is to build and operate a boutique, low-key, yet luxury hotel on the site with a modest restaurant and guest facilities in keeping with a globally-relevant, heritage house retreat."

The Design Team

CLIENT GROUP

THE LANDSMITH COLLECTION

CREATIVE LEADS

SPENCER FUNG ARCHITECTS

THE SOCIETY INC. BY SIBELLA COURT

PAUL BANGAY
THE STUDIO
54 GWYNNE STREET CREMORNE
VIC 3121 AUSTRALIA | T +61 3 9070 6050
PRB DESIGN PTY LTD | ABN 20 066 291 076
PAULBANGAY.COM

LOCAL LEADS

MJA STUDIO

MKDC

See Design Studio
Landscape Architects

SPECIALIST CONSULTANTS

1	Anthropology & Archaeology	Brad Goode Associates
2	Arboriculture	The Arbour Centre
3	Arborist	Civica
4	Architect Local	MJA Studio
5	Architect Creative	Spencer Fung
6	Audio Visual	F-POV
7	Brand & Experience	Studio Ongarato
8	Building Surveyor - BCA	BCA Group
9	Building Surveyor - DDA	Morris Goding Access Consulting
10	Bush Fire	Emerge Associates
11	Civil Engineer	The Civil Group
12	Comms Strategy	Angie Bradbury
13	Demolition Contractor	Peel Resource Recovery Group
14	Dry Fire	BCA Group
15	Electrical Services	BCA Group
16	Environmental	Emerge Associates
17	ESD Engineering	Cundall
18	Food & Hospitality Services	Hospitality & Foodservice Co.
19	Geotech	Douglas Partners
20	Geothermal	Rockwater
21	Heritage	Hocking Heritage
22	Hotel Advisor	Meta Point
23	Hydraulic Services	TJ Peach & Associates
24	Hydro Pools	Barr + Wray
25	Interiors Local	MKDC
26	Interiors Creative	Sibella Court (TSI)
27	Irrigation Specialist	New Ground
28	Landscape Architect Local	See Design
29	Landscape Architect Creative	Paul Bangay
30	Materials & Durability	BG&E
31	Mechanical Services	BCA Group
32	Pool Engineer	Geoff Ninnes Fong & Partners
33	Project Management Services	Bridge 42
34	Project Planning	Strategic Project Planning
35	Quantity Surveyor	CCMA
36	Security	Security Consulting Group
37	Spa Advisor	Spa Sessions
38	Specialist Lighting Design	F-POV
39	Structural Engineer Local	MR Structural
40	Structural Engineer Perth	ADG Engineers
41	Surveyor	MNG
42	Timber Consultant	Glen Holst Furniture
43	Town Planning	Taylor Burrell Barnett
44	Traffic Engineer	Transcore
45	Waste Management	Encycle
46	Waste Water	GHD
47	Water Management	Emerge Associates
48	Water Feature Design	South Consult
49	Wellness Consultant	Spa Balance Consulting

Approach to Sustainability

The Design Team is proud to be working with a client that walks their talk when it comes to sustainability.

The Landsmith Collection was conceived from a love of experiencing and sharing unique places, and a desire to restore and nurture them for future generations, so that they can be appreciated both for their natural beauty and for their ability to be used sustainably - whether that be for tourism, farming, winemaking or all three.

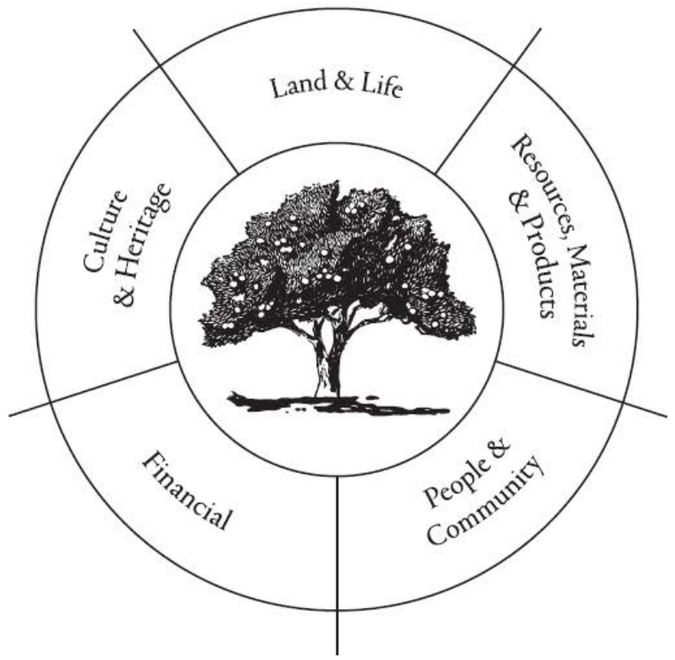
As modern custodians of a small and extraordinary group of properties, Landsmith are constantly thinking about their impact on the land and environment at large. They believe that places should be nurtured and sustained to outlive us all.

Their inherent goal is to improve these landscapes and balance ecologically sustainable activity with commercial outcomes and positive community impact.

The sustainability initiatives implemented across each Landsmith business are considered carefully in relation to the key impacts and opportunities, location, site, sector, and overall context for each project.

For Wallcliffe House, a range of interconnected sustainability impact areas and objectives have been identified to guide decision-making. These are detailed further in the Sustainability Report, will evolve as the project progresses and can be broadly categorised as follows:

1. **Land & Life** – protect and restore local habitats and ecosystems and forge a deeper connection to nature through a range of touchpoints, from sourcing food locally to appreciating the region's natural environment.
2. **Culture & Heritage** – respect and preserve both the Aboriginal and European heritage of the property, with special consideration to their care and future protection.
3. **Resources, Materials & Products** – reduce energy, water, and waste, and aim for sourcing responsible and lower impact materials and products, including re-use from the site wherever possible.
4. **Financial** – enable a stable financial base to support continued sustainability objectives.
5. **People & Community** – support the overall wellbeing and positive experience of our team and guests and create connection with the wider region through collaboration, business, and employment.



Timeline to Date

(Key Milestones)

Local Design Teams engaged

Initial Scheme Amendment refused (Sept 2019)

2nd Scheme Amendment Initiated (Feb 2020)

Scheme Amendment Endorsed (June 2021)

DRP #1

DA SUBMISSION

The COVID era

2019 | 2020 | 2021 | 2022 | 2023

Aboriginal Heritage Survey



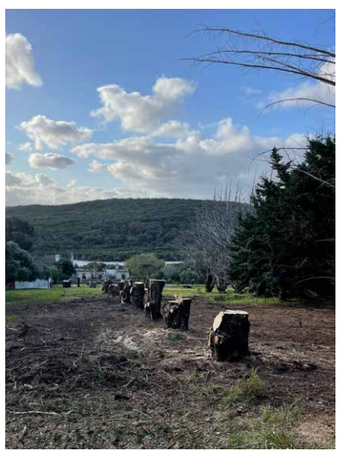
Osprey Nest relocation



Deconstruction of Chaney era ruins



Removal of diseased Cyprus trees



Riparian landscape rectification works

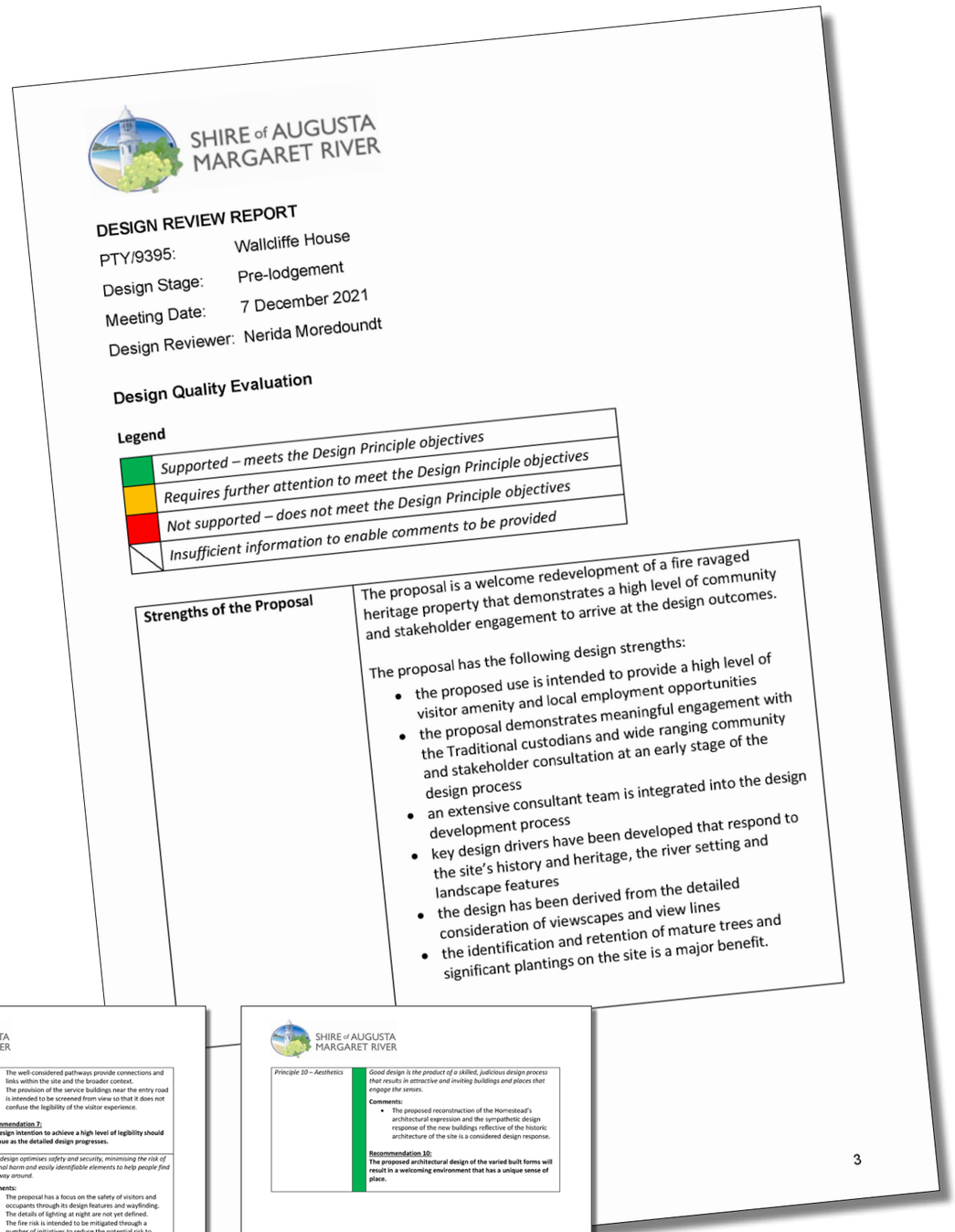


Design Review Process

In late 2021, the Shire of Augusta Margaret River (AMRS) engaged Nerida Moredoundt - a respected Design Review Panelist specialising in heritage - to conduct a pre-lodgement review of the Wallcliffe House design proposal.

The feedback from this DRP was overwhelmingly positive and supportive of the proposal.

Minor adjustments to the design since then, and in response to the DRP feedback, were recently presented back to AMRS's planning department, who were supportive of the adjustments and satisfied that there was no need to have a follow-up DRP.



SHIRE of AUGUSTA MARGARET RIVER

DESIGN REVIEW REPORT

PTY/9395: Wallcliffe House
Design Stage: Pre-lodgement
Meeting Date: 7 December 2021
Design Reviewer: Nerida Moredoundt

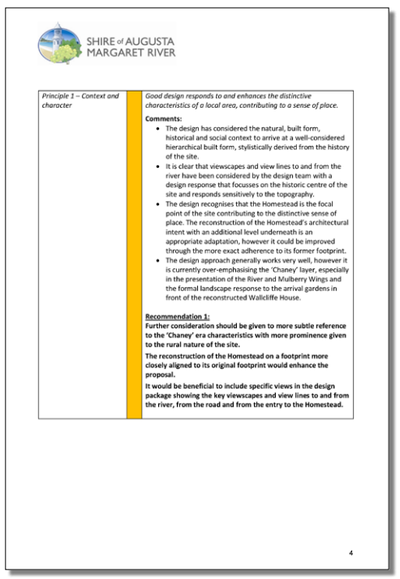
Design Quality Evaluation

Legend

	Supported – meets the Design Principle objectives
	Requires further attention to meet the Design Principle objectives
	Not supported – does not meet the Design Principle objectives
	Insufficient information to enable comments to be provided

Strengths of the Proposal	The proposal is a welcome redevelopment of a fire ravaged heritage property that demonstrates a high level of community and stakeholder engagement to arrive at the design outcomes. The proposal has the following design strengths: • the proposed use is intended to provide a high level of visitor amenity and local employment opportunities • the proposal demonstrates meaningful engagement with the Traditional custodians and wide ranging community and stakeholder consultation at an early stage of the design process • an extensive consultant team is integrated into the design development process • key design drivers have been developed that respond to the site's history and heritage, the river setting and landscape features • the design has been derived from the detailed consideration of viewscapes and view lines • the identification and retention of mature trees and significant plantings on the site is a major benefit.

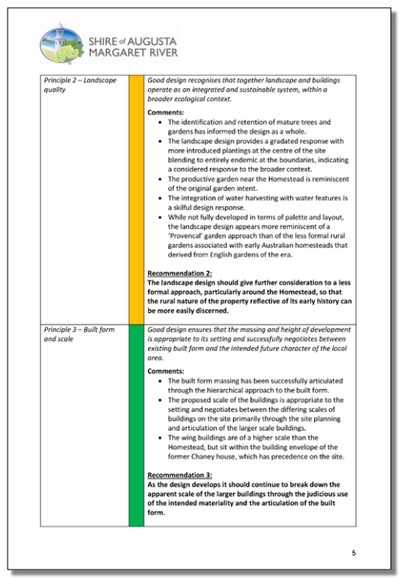
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SHIRE of AUGUSTA MARGARET RIVER

Principle 1 – Context and character	*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.* **Comments:** • The design has considered the natural, built form, historical and social context to arrive at a well-considered hierarchical built form, stylistically derived from the history of the site. • It is clear that viewscapes and view lines to and from the river have been considered by the design team with a design response that focusses on the historic centre of the site and responds sensitively to the topography. • The design recognises that the Homestead is the focal point of the site contributing to the distinctive sense of place. The reconstruction of the Homestead's architectural intent with an additional level underneath is an appropriate adaptation, however it could be improved through the more exact adherence to its former footprint. • The design approach generally works very well, however it is currently over-emphasising the 'Chaney' layer, especially in the presentation of the River and Mulberry Wings and the formal landscape response to the arrival gardens in front of the reconstructed Wallcliffe House. **Recommendation 1:** **Further consideration should be given to more subtle reference to the 'Chaney' era characteristics with more prominence given to the rural nature of the site.** **The reconstruction of the Homestead on a footprint more closely aligned to its original footprint would enhance the proposal.** **It would be beneficial to include specific views in the design package showing the key viewscapes and view lines to and from the river, from the road and from the entry to the Homestead.**

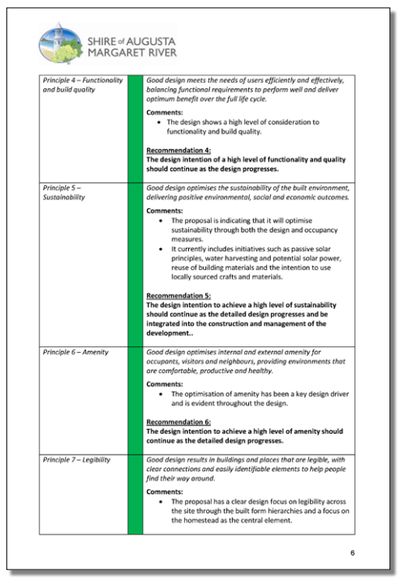
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SHIRE of AUGUSTA MARGARET RIVER

Principle 2 – Landscape quality	*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.* **Comments:** • The identification and retention of mature trees and gardens has informed the design as a whole. • The landscape design provides a gradated response with more introduced plantings at the centre of the site blending to entirely endemic at the boundaries, indicating a considered response to the broader context. • The productive garden near the Homestead is reminiscent of the original garden intent. • The integration of water harvesting with water features is a skilful design response. • While not fully developed in terms of palette and layout, the landscape design appears more reminiscent of a 'Provencal' garden approach than of the less formal rural gardens associated with early Australian homesteads that derived from English gardens of the era. **Recommendation 2:** **The landscape design should give further consideration to a less formal approach, particularly around the Homestead, so that the rural nature of the property reflective of its early history can be more easily discerned.**
Principle 3 – Built form and scale	*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.* **Comments:** • The built form massing has been successfully articulated through the hierarchical approach to the built form. • The proposed scale of the buildings is appropriate to the setting and negotiates between the differing scales of buildings on the site primarily through the site planning and articulation of the larger scale buildings. • The wing buildings are of a higher scale than the Homestead, but sit within the building envelope of the former Chaney house, which has precedence on the site. **Recommendation 3:** **As the design develops it should continue to break down the apparent scale of the larger buildings through the judicious use of the intended materiality and the articulation of the built form.**

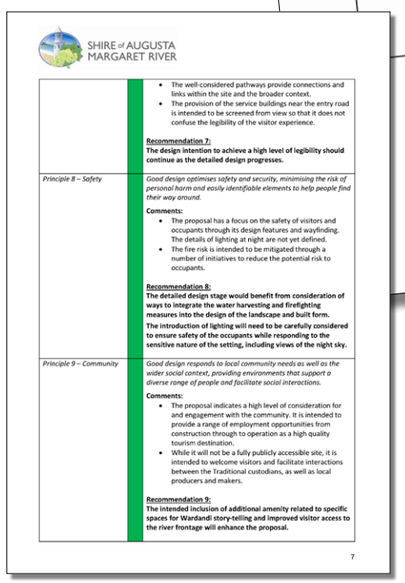
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SHIRE of AUGUSTA MARGARET RIVER

Principle 4 – Functionality and build quality	*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.* **Comments:** • The design shows a high level of consideration to functionality and build quality. **Recommendation 4:** **The design intention of a high level of functionality and quality should continue as the design progresses.**
Principle 5 – Sustainability	*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.* **Comments:** • The proposal is indicating that it will optimise sustainability through both the design and occupancy measures. • It currently includes initiatives such as passive solar principles, water harvesting and potential solar power, reuse of building materials and the intention to use locally sourced crafts and materials. **Recommendation 5:** **The design intention to achieve a high level of sustainability should continue as the detailed design progresses and be integrated into the construction and management of the development..**
Principle 6 – Amenity	*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.* **Comments:** • The optimisation of amenity has been a key design driver and is evident throughout the design. **Recommendation 6:** **The design intention to achieve a high level of amenity should continue as the detailed design progresses.**
Principle 7 – Legibility	*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.* **Comments:** • The proposal has a clear design focus on legibility across the site through the built form hierarchies and a focus on the homestead as the central element.

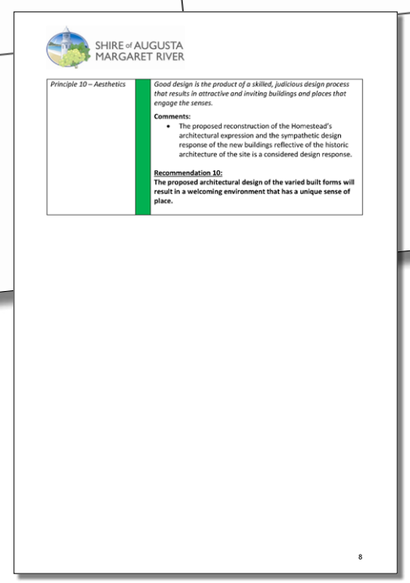
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SHIRE of AUGUSTA MARGARET RIVER

	• The well-considered pathways provide connections and links within the site and the broader context. • The provision of the service buildings near the entry road is intended to be screened from view so that it does not confuse the legibility of the visitor experience. **Recommendation 7:** **The design intention to achieve a high level of legibility should continue as the detailed design progresses.**
Principle 8 – Safety	*Good design optimises safety and security, minimising the risk of personal harm and easily identifiable elements to help people find their way around.* **Comments:** • The proposal has a focus on the safety of visitors and occupants through its design features and wayfinding. The details of lighting at night are not yet defined. • The fire risk is intended to be mitigated through a number of initiatives to reduce the potential risk to occupants. **Recommendation 8:** **The detailed design stage would benefit from consideration of ways to integrate the water harvesting and firefighting measures into the design of the landscape and built form.** **The introduction of lighting will need to be carefully considered to ensure safety of the occupants while responding to the sensitive nature of the setting, including views of the night sky.**
Principle 9 – Community	*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interactions.* **Comments:** • The proposal indicates a high level of consideration for and engagement with the community. It is intended to provide a range of employment opportunities from construction through to operation as a high quality tourism destination. • While it will not be a fully publicly accessible site, it is intended to welcome visitors and facilitate interactions between the Traditional custodians, as well as local producers and makers. **Recommendation 9:** **The intended inclusion of additional amenity related to specific spaces for Wardandi story-telling and improved visitor access to the river frontage will enhance the proposal.**

7



SHIRE of AUGUSTA MARGARET RIVER

Principle 10 – Aesthetics	*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.* **Comments:** • The proposed reconstruction of the Homestead's architectural expression and the sympathetic design response of the new buildings reflective of the historic architecture of the site is a considered design response. **Recommendation 10:** **The proposed architectural design of the varied built forms will result in a welcoming environment that has a unique sense of place.**

8

Compliance with SPP 7.0

This design report - while still quite long - provides a high-level snapshot of a complex and considered architectural design that has been created for the Wallcliffe House project . The 10 Principles of good design in SPP 7.0 are inherently woven throughout every aspect of this design.

Below is the Design Review Panel feedback following DRP #1:

Principle 1 - Context & Character

- *The design has considered the natural, built form, historical and social context to arrive at a well-considered hierarchical built form, stylistically derived from the history of the site.*
- *It is clear that viewscapes and view lines to and from the river have been considered by the design team with a design response that focuses on the historic center of the site and responds sensitively to the topography.*
- *The design recognises that the Homestead is the focal point of the site contributing to the distinctive sense of place. The reconstruction of the Homestead's architectural intent with an additional level underneath is an appropriate adaptation.*

Principle 2 - Landscape Quality

- *The identification and retention of mature trees and gardens has informed the design as a whole.*
- *The landscape design provides a gradated response with more introduced plantings at the center of the site blending to entirely endemic at the boundaries, indicating a considered response to the broader context.*
- *The productive garden near the Homestead is reminiscent of the original garden intent.*
- *The integration of water harvesting with water features is a skillful design response.*

Principle 3 - Built Form & Scale

- *The built form massing has been successfully articulated through the hierarchical approach to the built form.*
- *The proposed scale of the buildings is appropriate to the setting and negotiates between the differing scales of buildings on the site primarily through the site planning and articulation of the larger scale buildings.*
- *The River Wing building is a higher scale than the Homestead, but sits within the building envelope of the former Chaney house, which has precedence on the site.*

Principle 4 - Functionality & Build Quality

- *The design shows a high level of consideration to functionality and build quality.*

Principle 5 - Sustainability

- *The proposal optimises sustainability through both the design and occupancy measures.*
- *It currently includes initiatives such as passive solar principles, water harvesting and potential solar power, reuse of building materials and the intention to use locally sourced crafts and materials.*

Compliance with SPP 7.0

Principle 6 - Amenity

- *The optimisation of amenity has been a key design driver and is evident throughout the design.*

Principle 7 - Legibility

- *The proposal has a clear design focus on legibility across the site through the built form hierarchies and a focus on the homestead as the central element.*
- *The well-considered pathways provide connections and links within the site and the broader context.*
- *The provision of the service buildings near the entry road is intended to be screened from view so that it does not confuse the legibility of the visitor experience.*

Principle 8 - Safety

- *The proposal has a focus on the safety of visitors and occupants through its design features and wayfinding.*
- *The fire risk is intended to be mitigated through a number of initiatives to reduce the potential risk to occupants.*

Principle 9 - Community

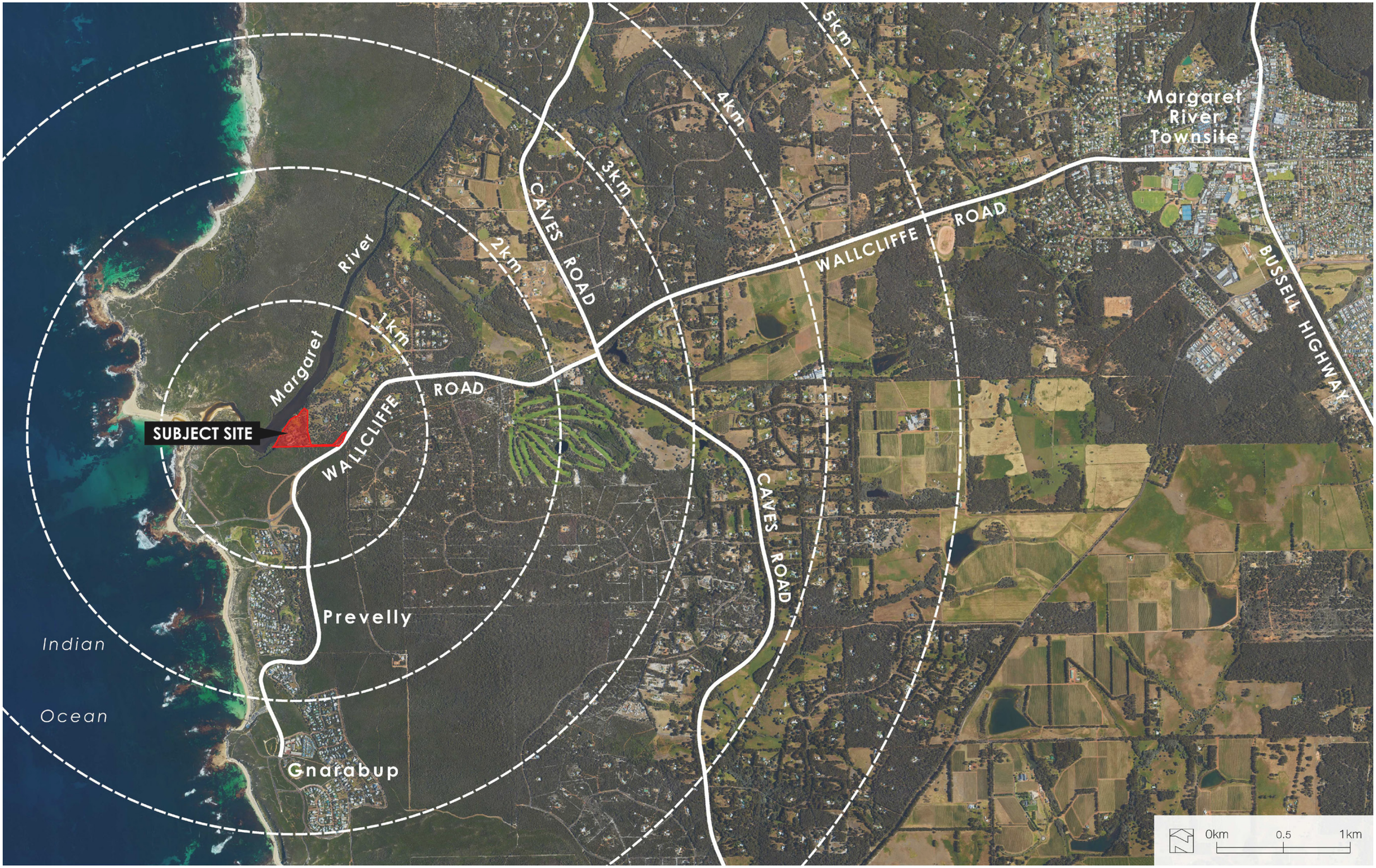
- *The proposal indicates a high level of consideration for and engagement with the community. It is intended to provide a range of employment opportunities from construction through to operation as a high quality tourism destination.*
- *While it will not be a fully publicly accessible site, it is intended to welcome visitors and facilitate interactions between the Traditional custodians, as well as local producers and makers.*

Principle 10 - Aesthetics

- *The proposed reconstruction of the Homestead's architectural expression and the sympathetic design response of the new buildings reflective of the historic architecture of the site is a considered design response.*

A bit about the property...

SITE LOCATION



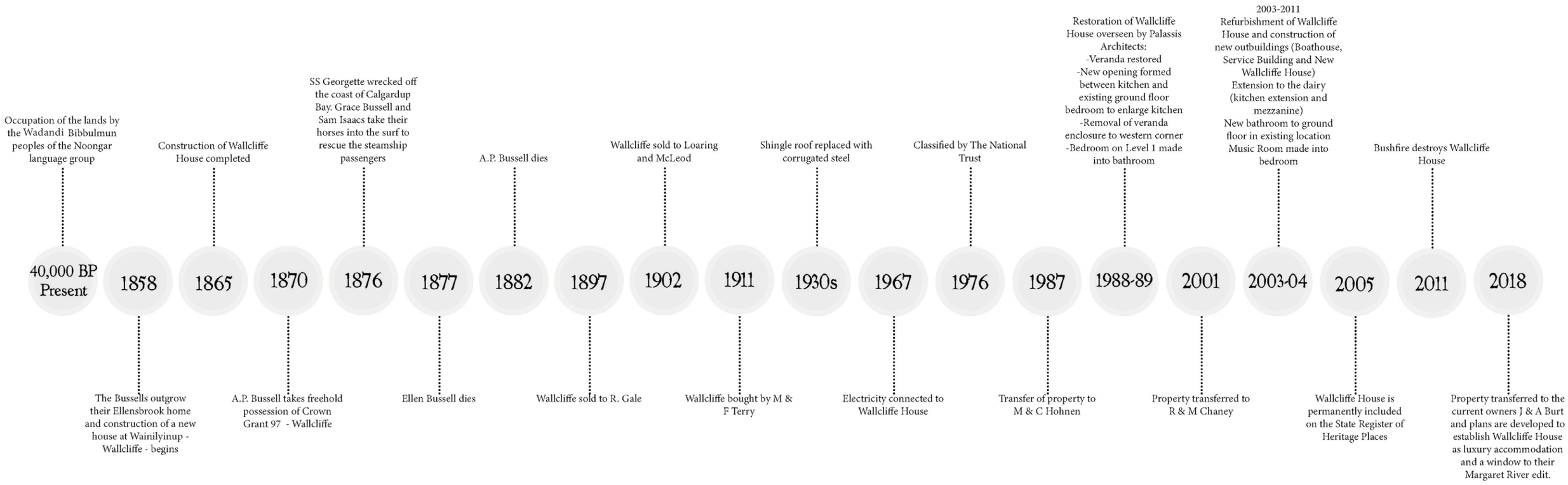
SITE LOCATION



HISTORICAL CONTEXT

From ancient Wadandi, to the arrival of the European settlers, and right through to the early 21st century, there are a multitude of histories overlaid on this very special site.

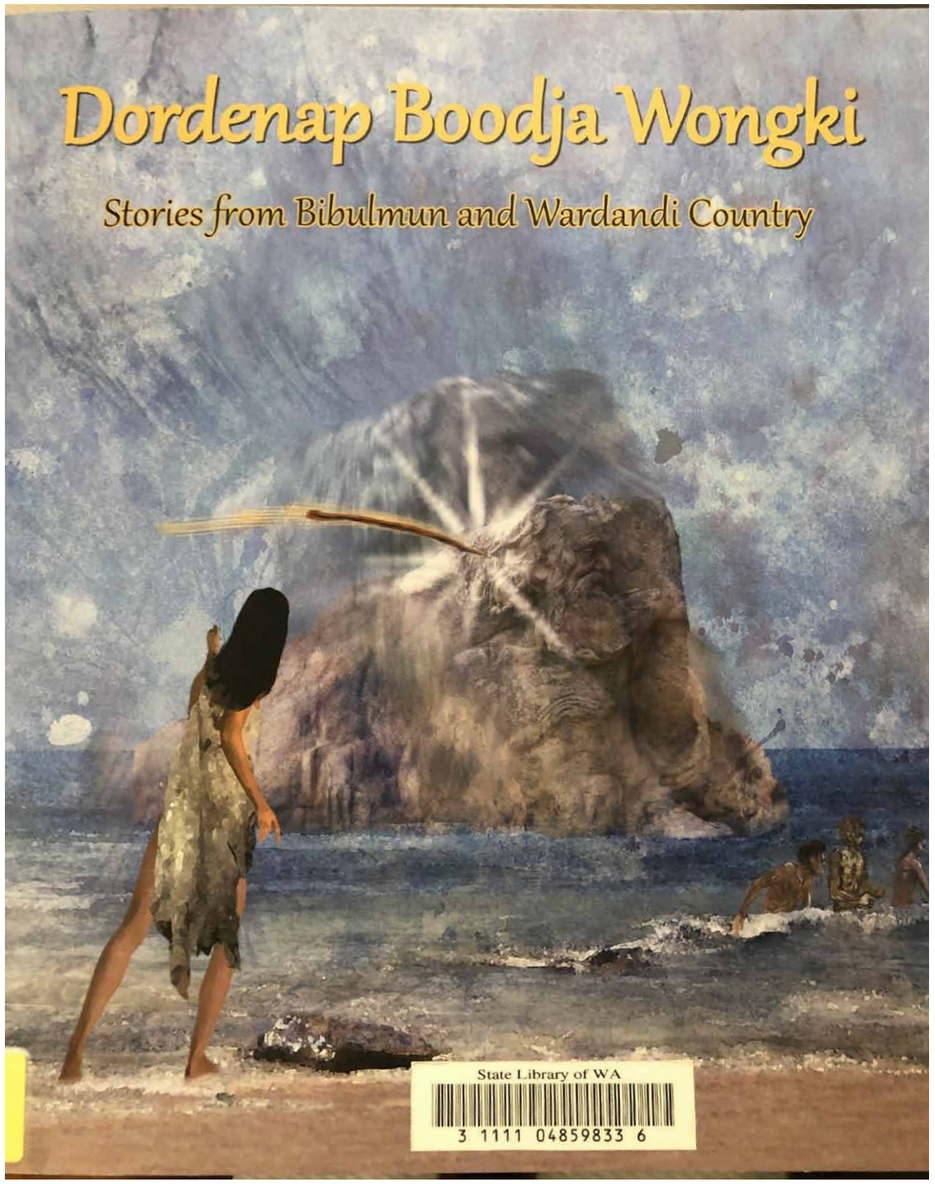
It is our intention to respectfully celebrate each of these histories as we work towards the next chapter of Wallcliffe House...



HISTORICAL CONTEXT

Beginning with traditional Noongar creation stories of Wooditjup (Margaret River) & the spiritual significance of Wainilyinup (the area now known as Wallcliffe)...







HISTORICAL CONTEXT

From the Wadandi occupation of the site for thousands of years through to the first European settlers (Bussells) establishing a homestead in the 1860's...









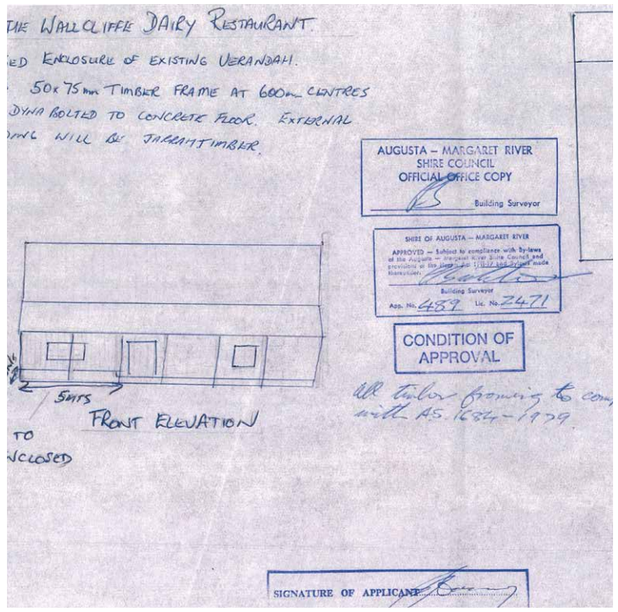




HISTORICAL CONTEXT

Through the alterations & additions of the various 20th century owners (including the property's life as a restaurant)...









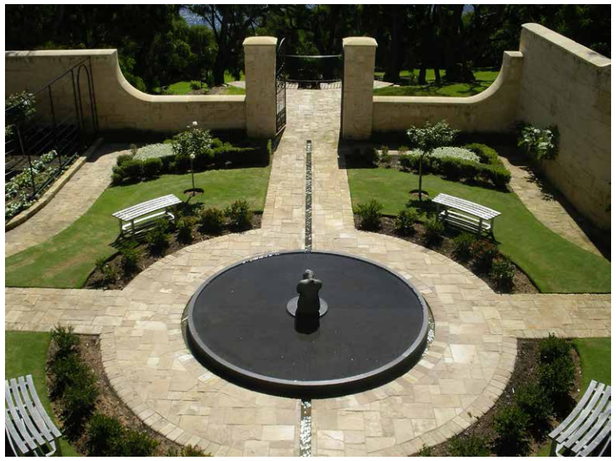


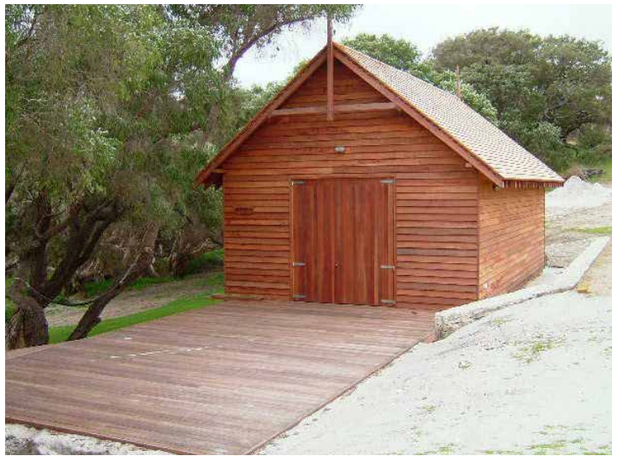


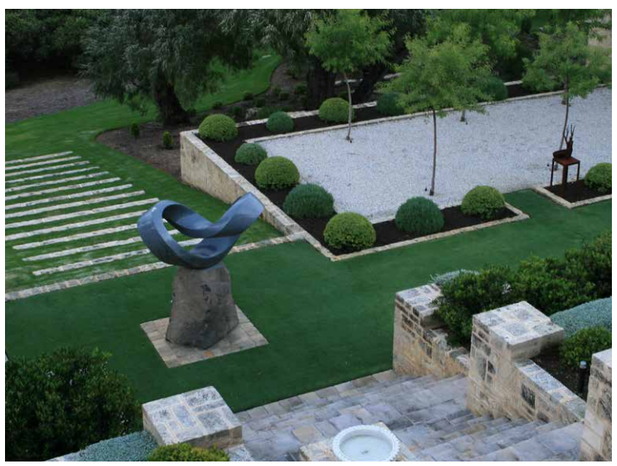
HISTORICAL CONTEXT

Into the 21st century and the significant modification of the property during the Chaney era, which saw various new buildings and extensive formal gardens added...













And ultimately, the bushfire of November 2011, which resulted in the complete devastation of the property and caused much grief amongst the local community who felt they had lost a regional icon.









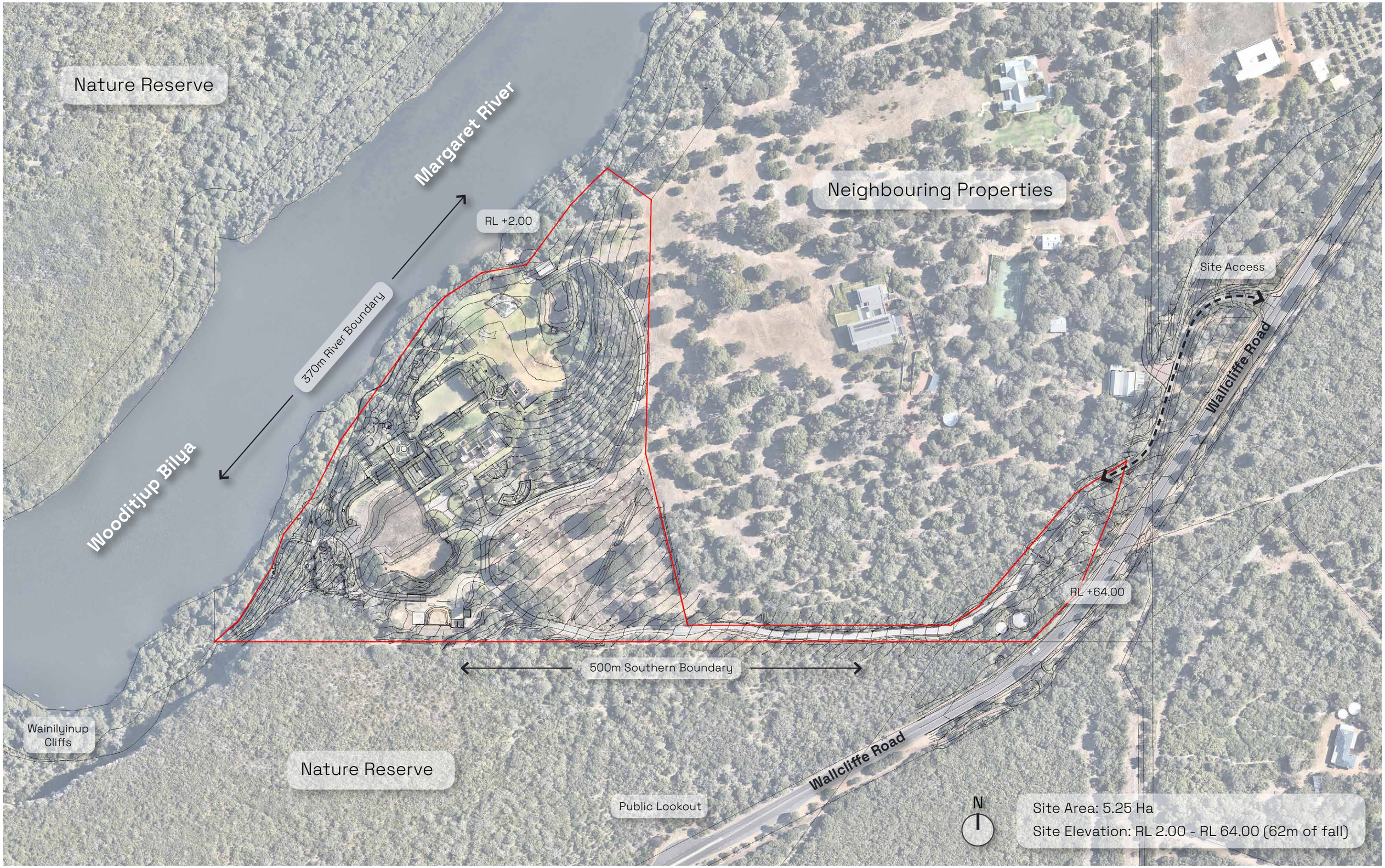


POST-FIRE AFTERMATH



A bit about the Site...

CURRENT CONTEXT



PRE-FIRE (2010)



2 YEARS AFTER THE FIRE (2013)



12 YEARS AFTER THE FIRE (2023)



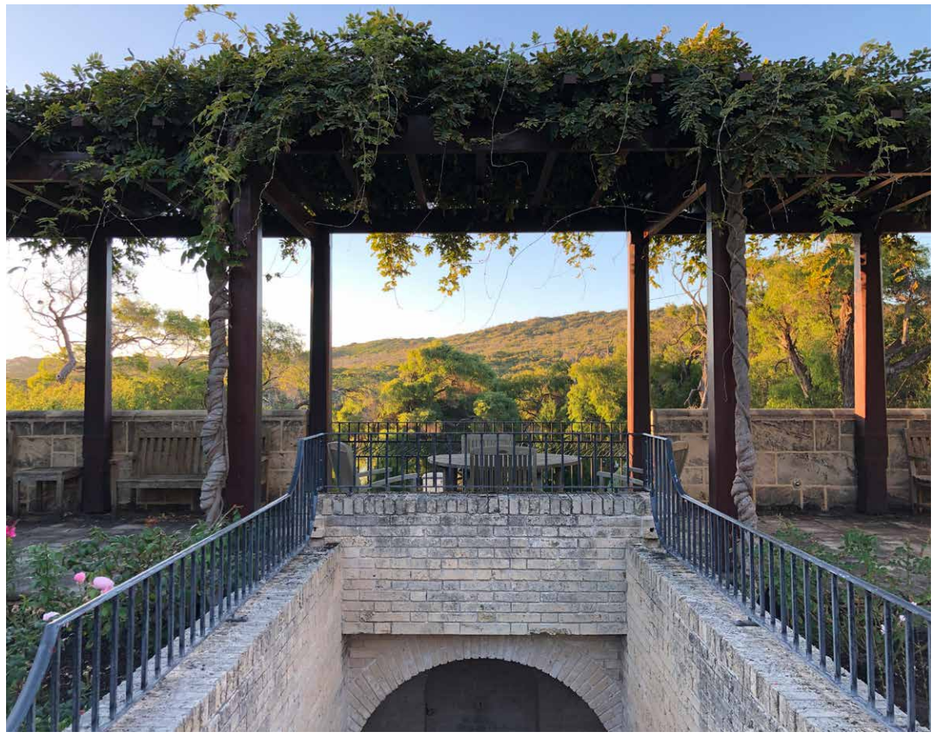
EXISTING SITE CONDITION - The Approach





EXISTING SITE CONDITION - Formal Gardens











EXISTING SITE CONDITION - Heritage Buildings







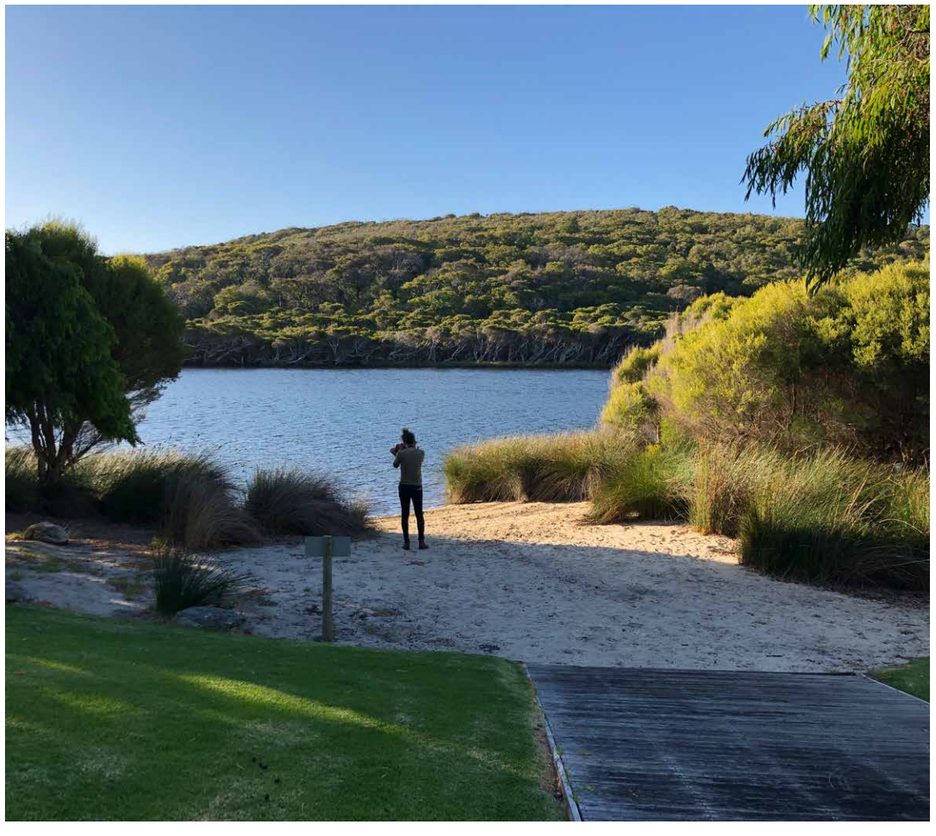




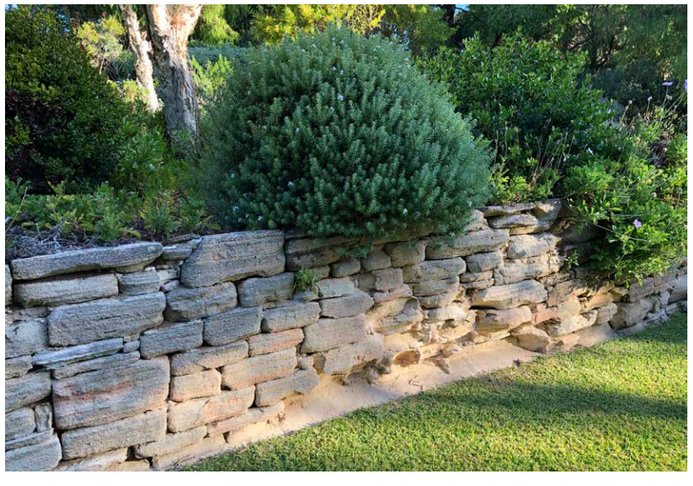
EXISTING SITE CONDITION - The Riparian Zone











EXISTING SITE CONDITION - Other areas











Approach to Siting, Built Form & Scale...

Our key drivers & first principles approach to locating new buildings on site...

1. Rebuild on previous building footprints wherever possible
2. Retain healthy, mature trees wherever possible
3. Respect the river & significant landscape features
4. Nurture the existing mature gardens

EXISTING SITEPLAN



PROPOSED MASTERPLAN



MASTERPLAN BUILT FORM COMPONENTS



MASTERPLAN BUILT FORM COMPONENTS



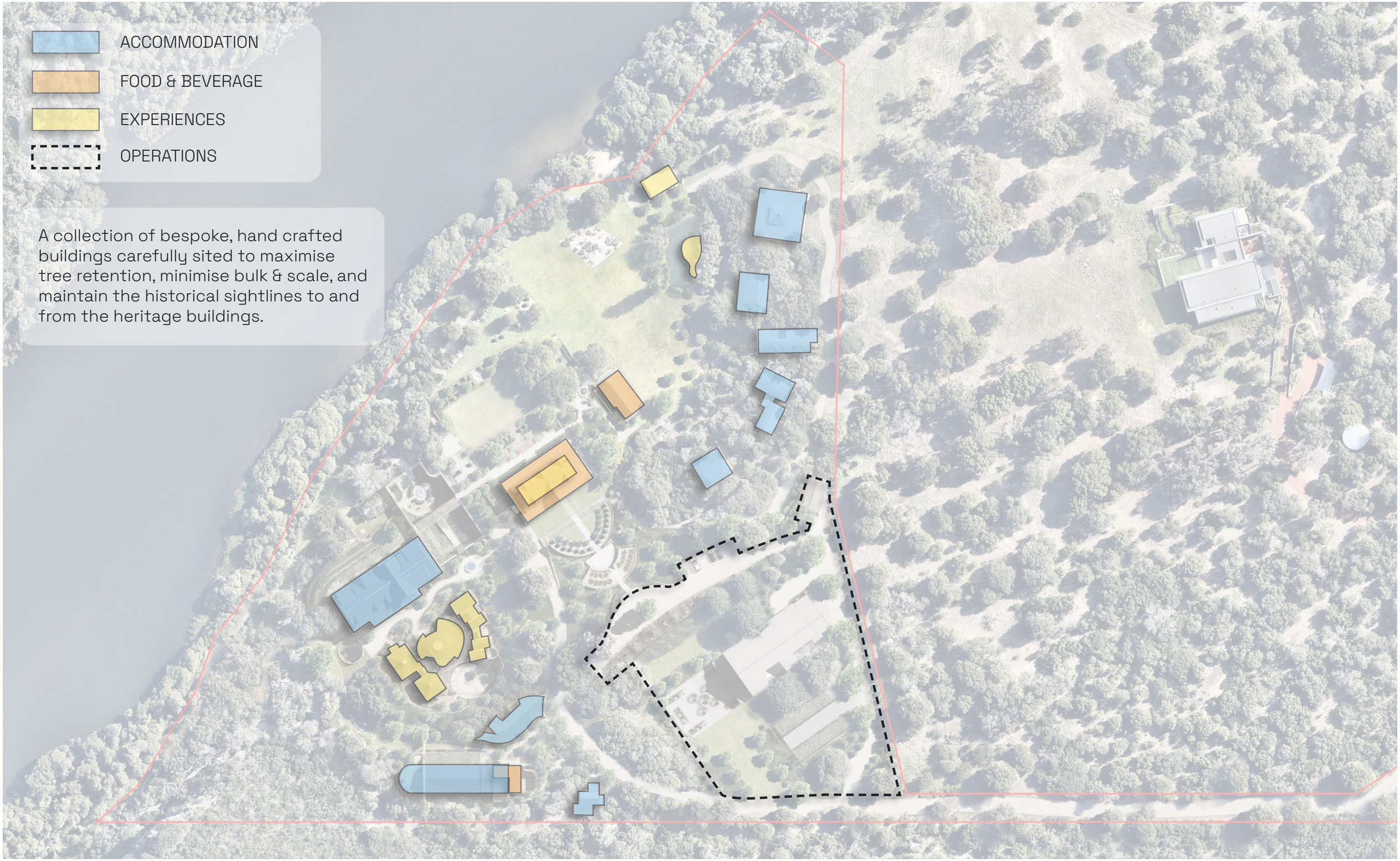
MASTERPLAN BUILT FORM COMPONENTS



MASTERPLAN BUILT FORM COMPONENTS



MASTERPLAN BUILT FORM COMPONENTS



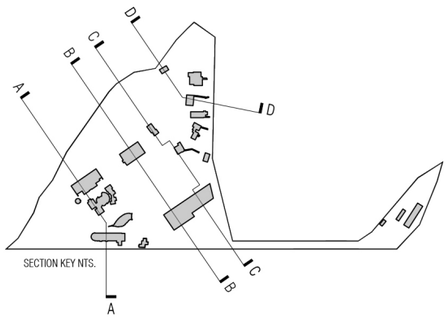
A collection of bespoke, hand crafted buildings carefully sited to maximise tree retention, minimise bulk & scale, and maintain the historical sightlines to and from the heritage buildings.

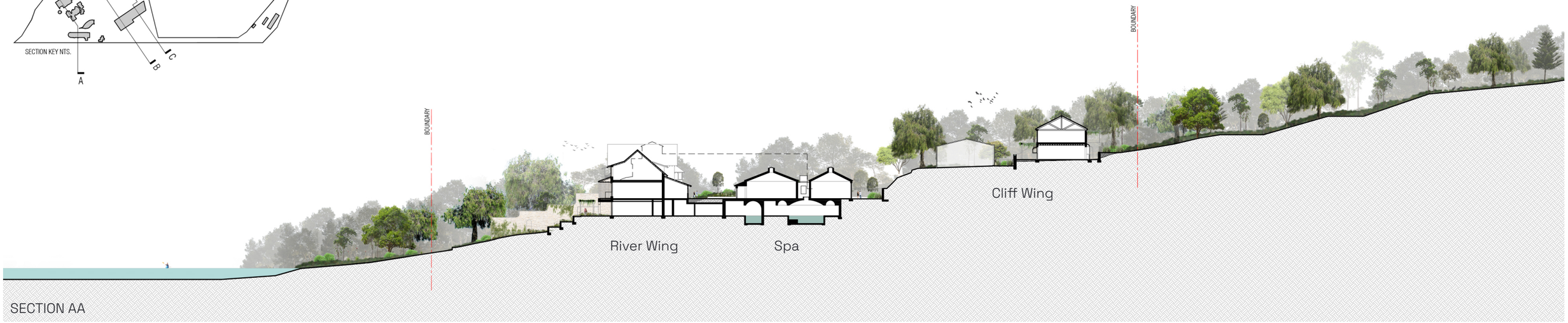
MASTERPLAN SUMMARY



Landscape Gardens	42,800m²
Hotel Keys (min 46m² - max 216m²)	25
Restaurant & Bar (guests only)	62 pax
Spa Treatment Rooms	5
Guest Parking Bays	27
Staff Parking Bays	60

Site Sections A & B



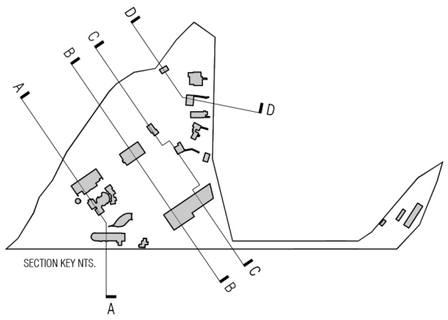


SECTION AA

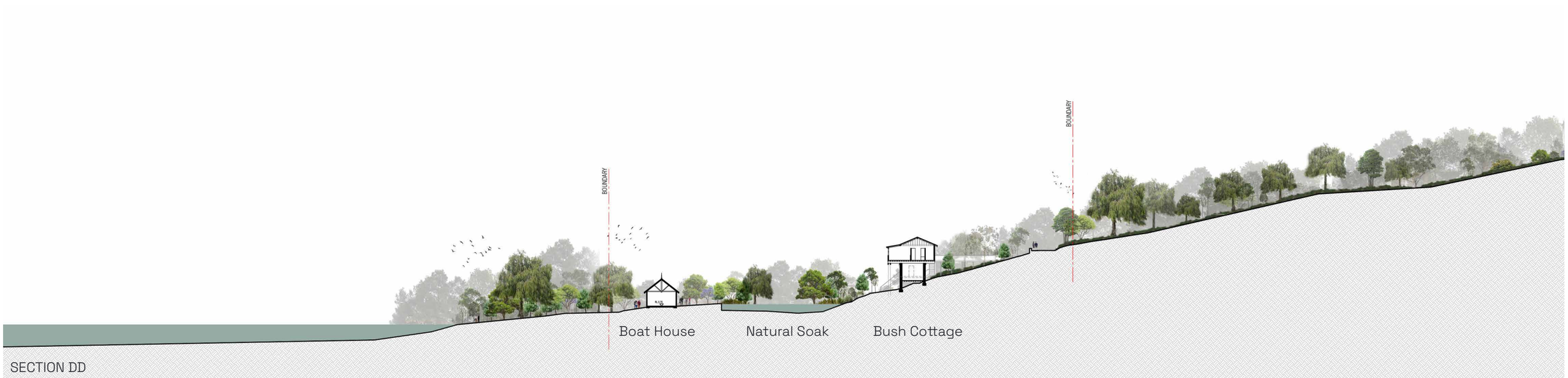


SECTION BB

Site Sections C & D



SECTION CC



SECTION DD

LiDAR (Point Cloud) IMAGING

To assist in assessing the visual impact of the proposed built forms the design team engaged the surveying expertise of McMullen Nolan Group (MNG) to create several detailed 3 dimensional LiDAR models of the existing site and surrounding landscape.

Over the course of the past four years, MNG has captured 3 of these point cloud surveys on the Wallcliffe House property with each survey revealing new detail and site features as works on the property have concluded, such as the deconstruction of the Chaney House ruins.

These LiDAR models have been instrumental in enabling the design team to accurately understand the existing features of this complex site and to view site lines from anywhere on the property.

The LiDAR models have also enabled us to test the scale and position of proposed new buildings relative to the heritage ruins, formal gardens and existing trees.

Importantly, we are also able to use the LiDAR models to assess the visual impact of the proposed built forms within the existing landscape context.

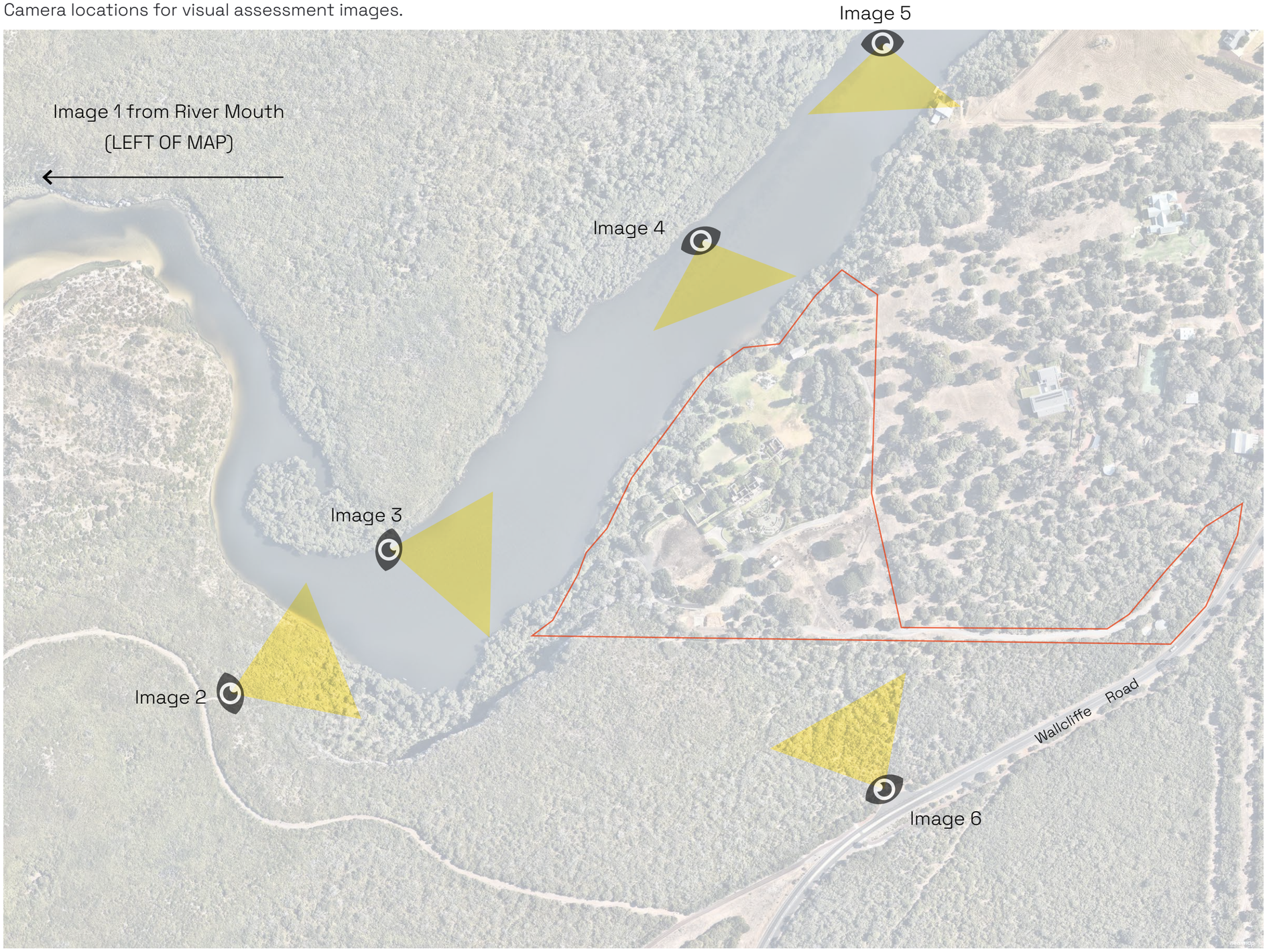
Inserting our architectural models into a spatially verified position within the LiDAR model removes any guess work from the size and location of “artist impression” images, thereby ensuring what you see is what you get...



Screen grab of 3 dimensional Wallcliffe House LiDAR model

Visual Impact Assessment

Camera locations for visual assessment images.



A series of images have been generated from the LiDAR model from 6 different vantage points to demonstrate the visual impact of the proposal.

5 of these 6 vantage points are publicly accessible. The 6th image, taken from the River Mouth Beach, has been captured from an elevated position to show more of the subject site, as the site is not otherwise visible from the River Mouth.

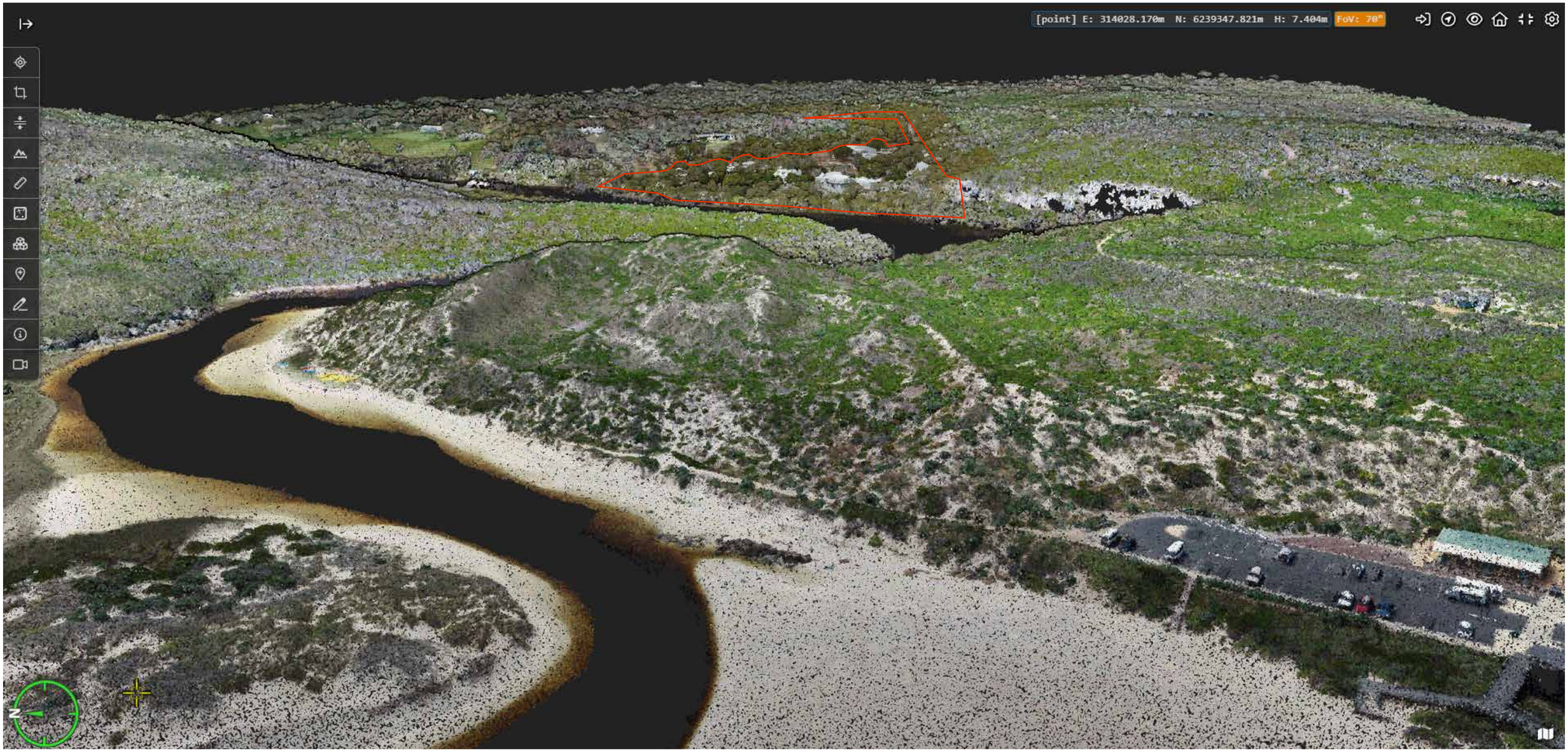
For the purposes of clarity, we have shown the proposed development built forms in a monochromatic white card style to avoid any potential “artist impression” trickery.

To assist the visual impact assessment, we have included a before & after comparison showing the site as it was before the deconstruction of the Chaney era ruins...

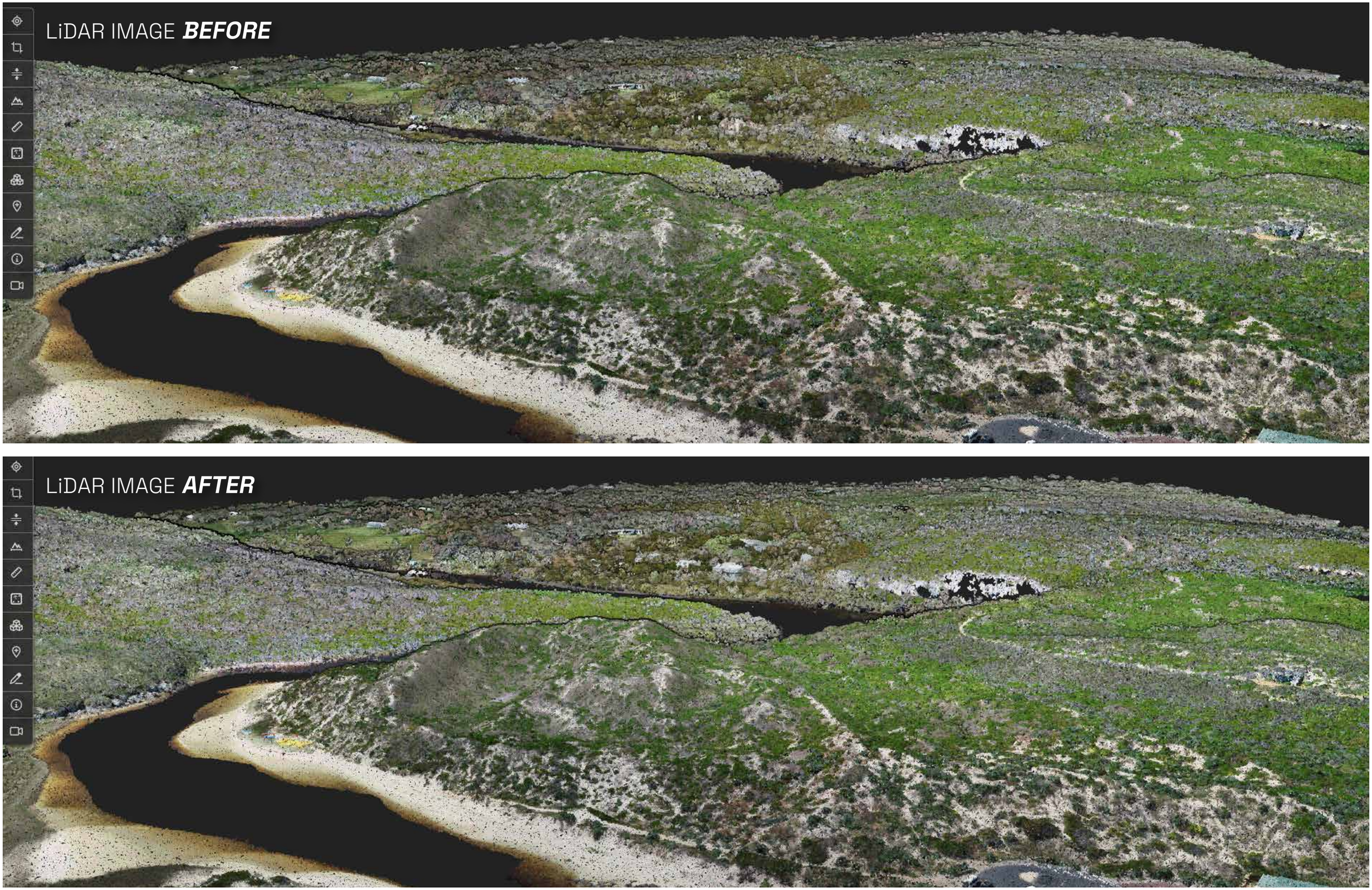
Visual Impact Assessment - IMAGE 1



Note: Extent of site shown in red



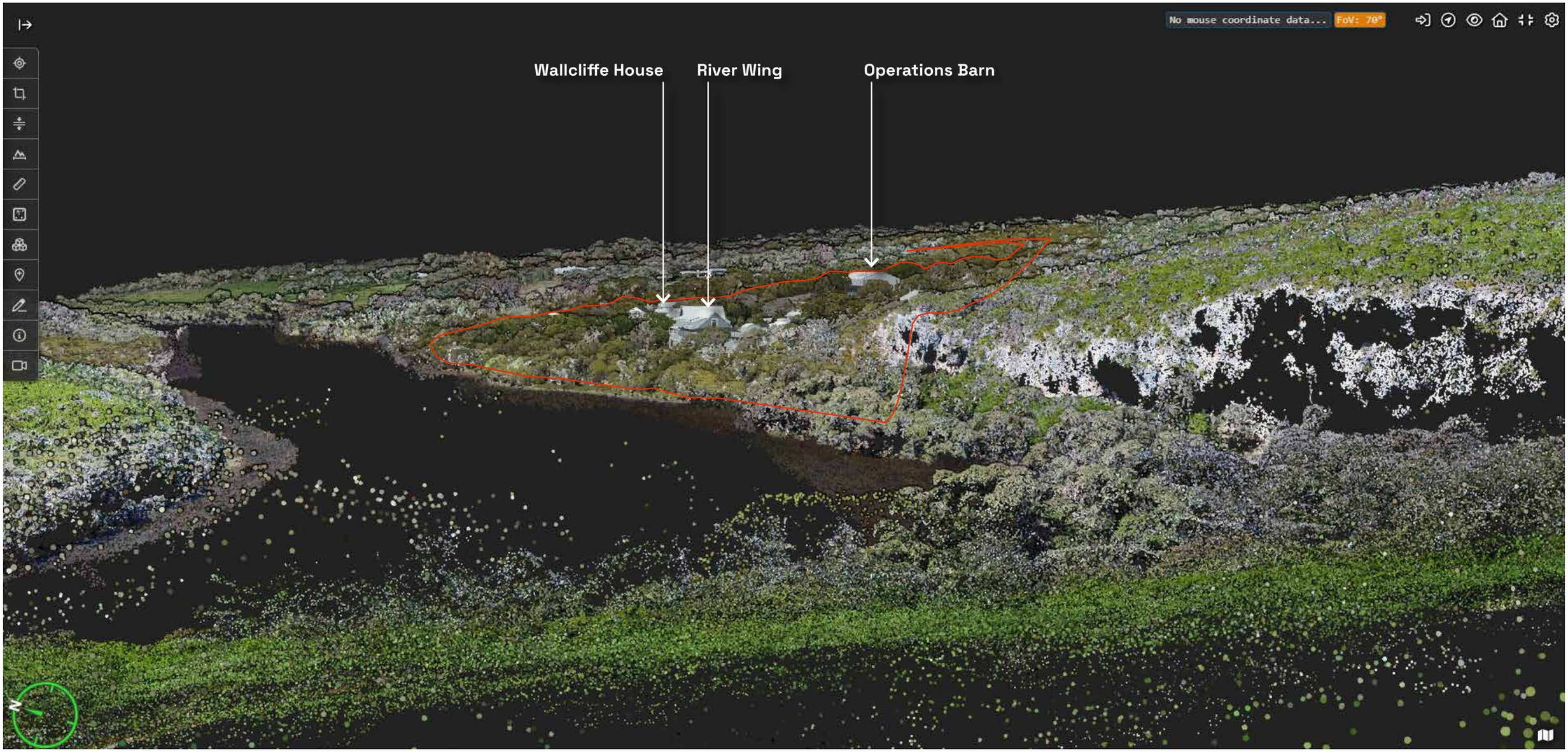
Visual Impact Assessment - IMAGE 1 COMPARISON



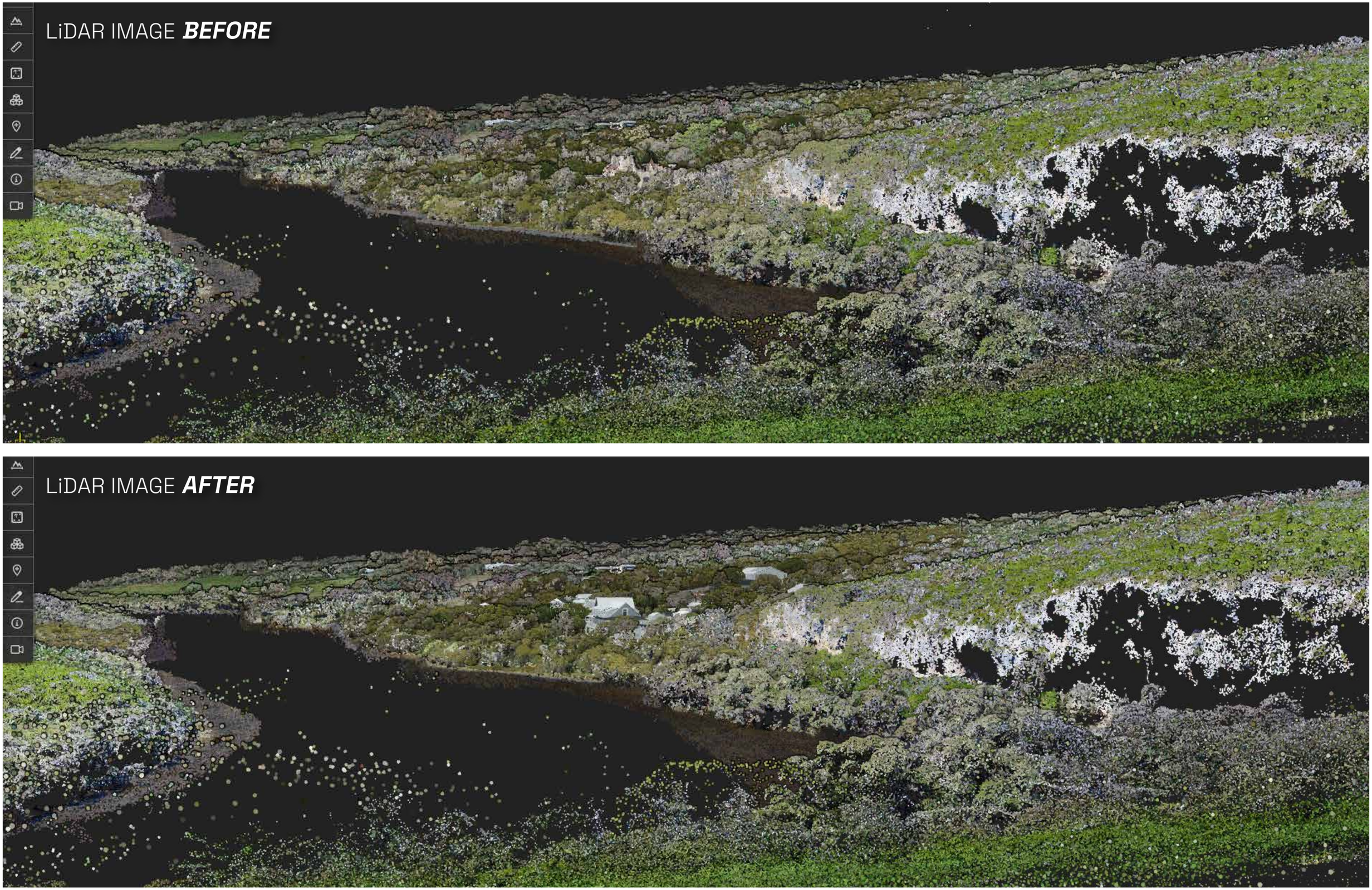
Visual Impact Assessment - IMAGE 2



Note: Extent of site shown in red



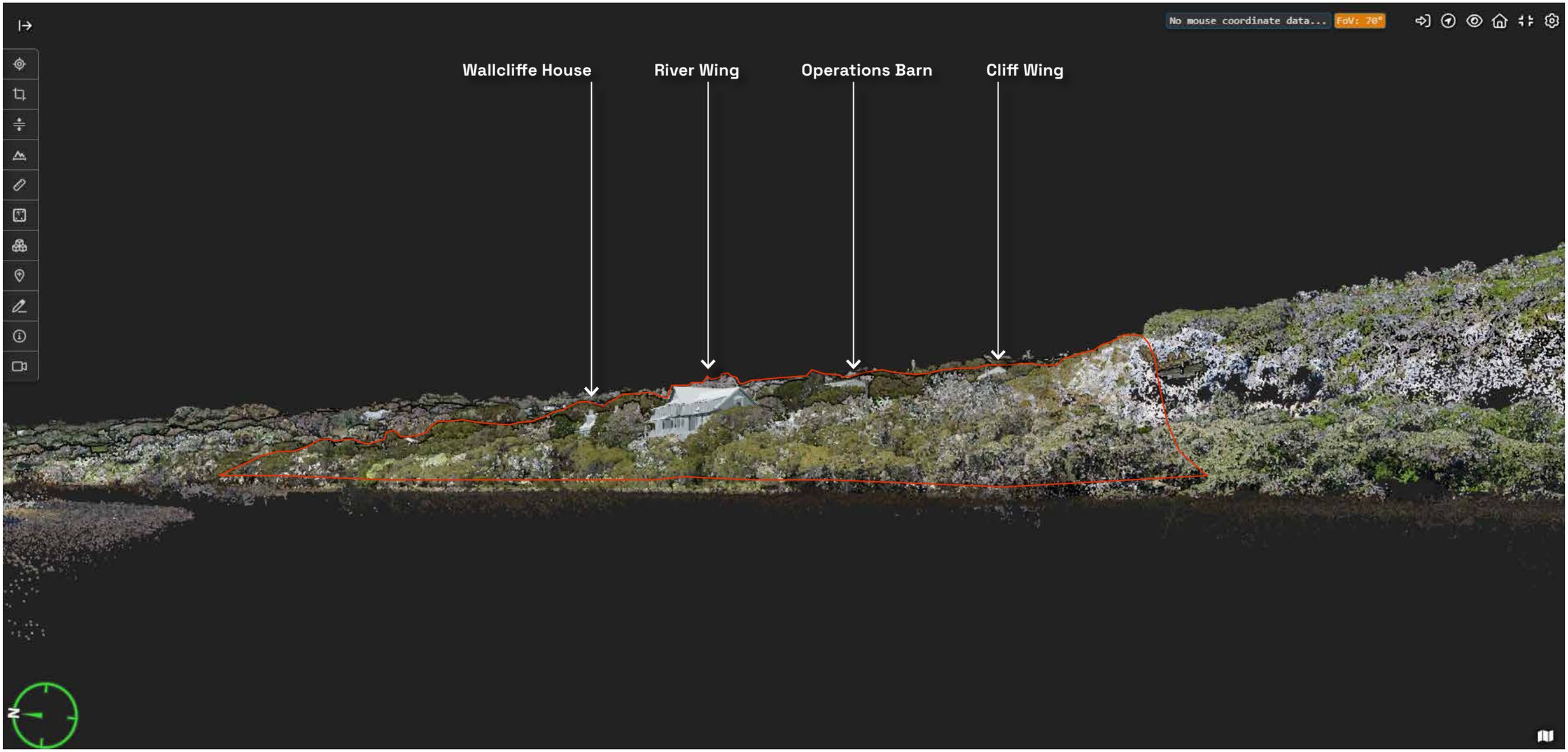
Visual Impact Assessment - IMAGE 2 COMPARISON



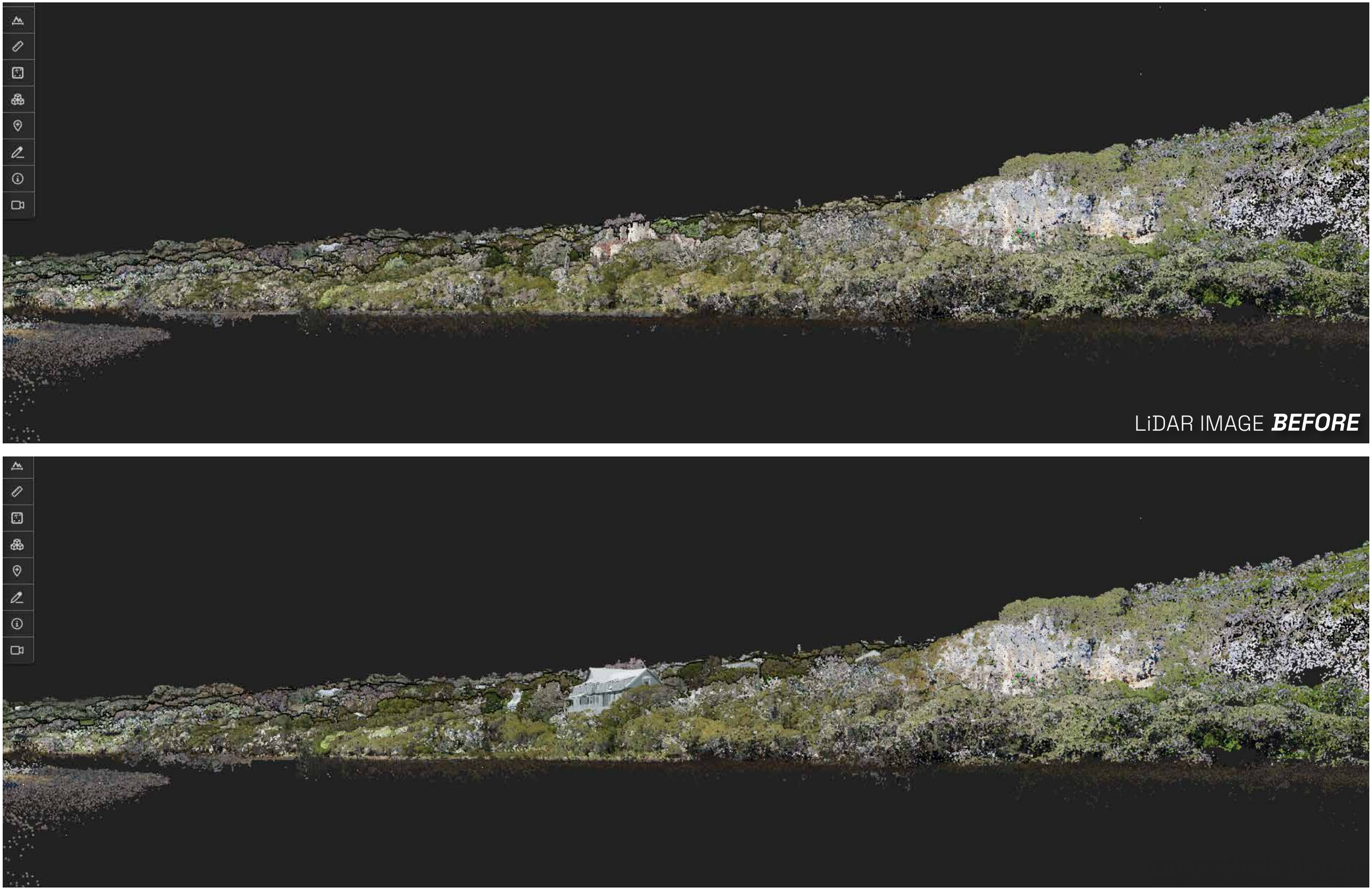
Visual Impact Assessment - IMAGE 3



Note: Extent of site shown in red



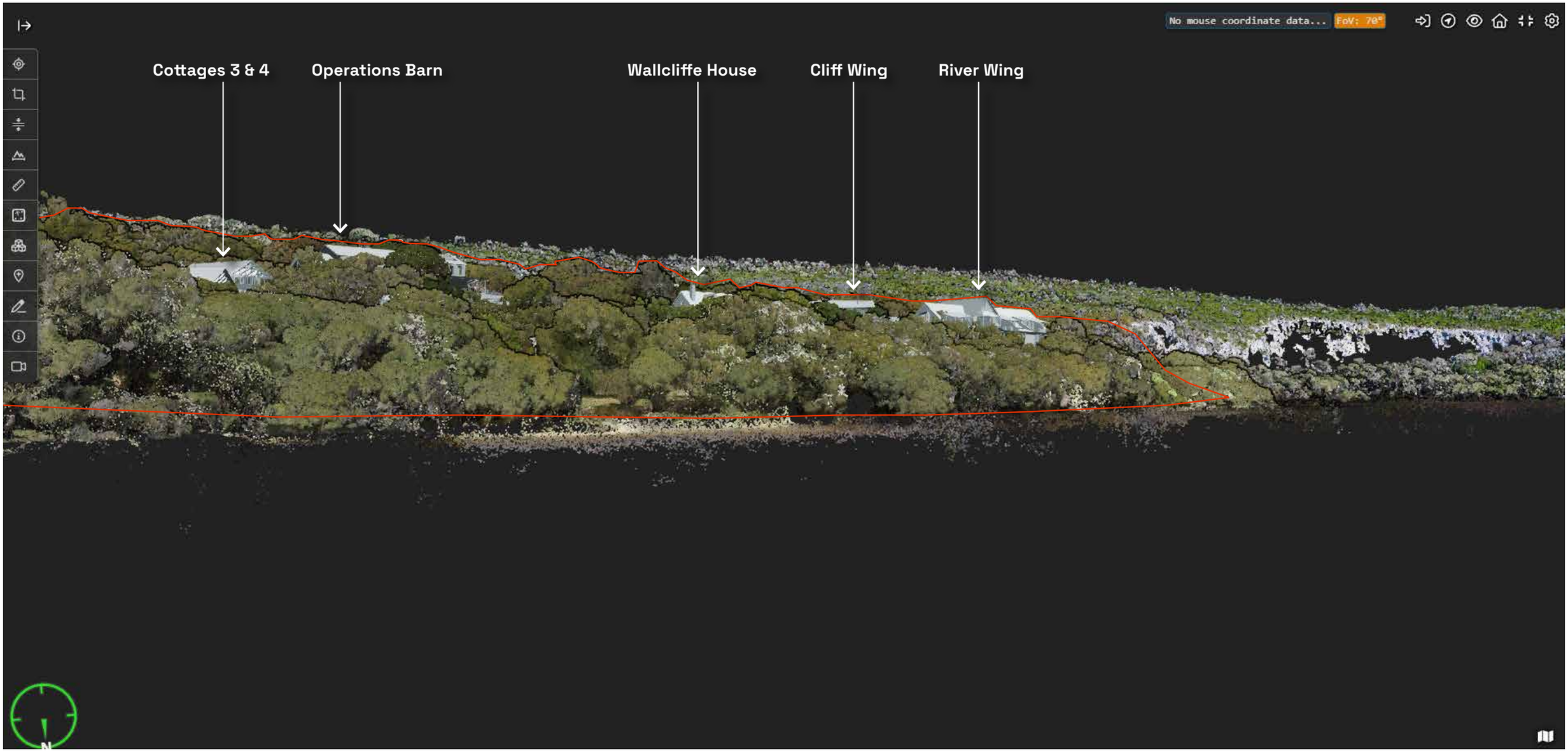
Visual Impact Assessment - IMAGE 3 COMPARISON



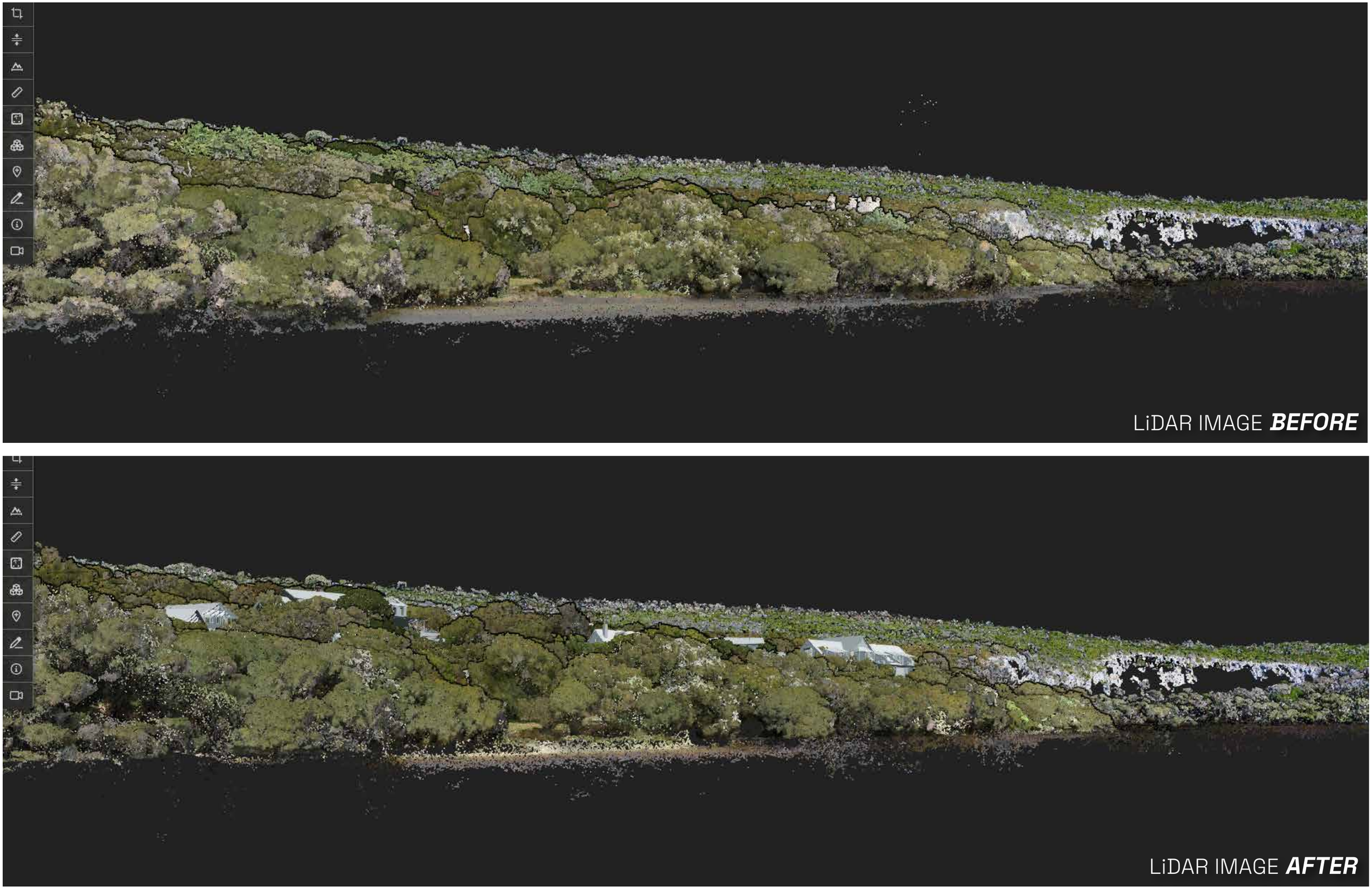
Visual Impact Assessment - IMAGE 4



Note: Extent of site shown in red



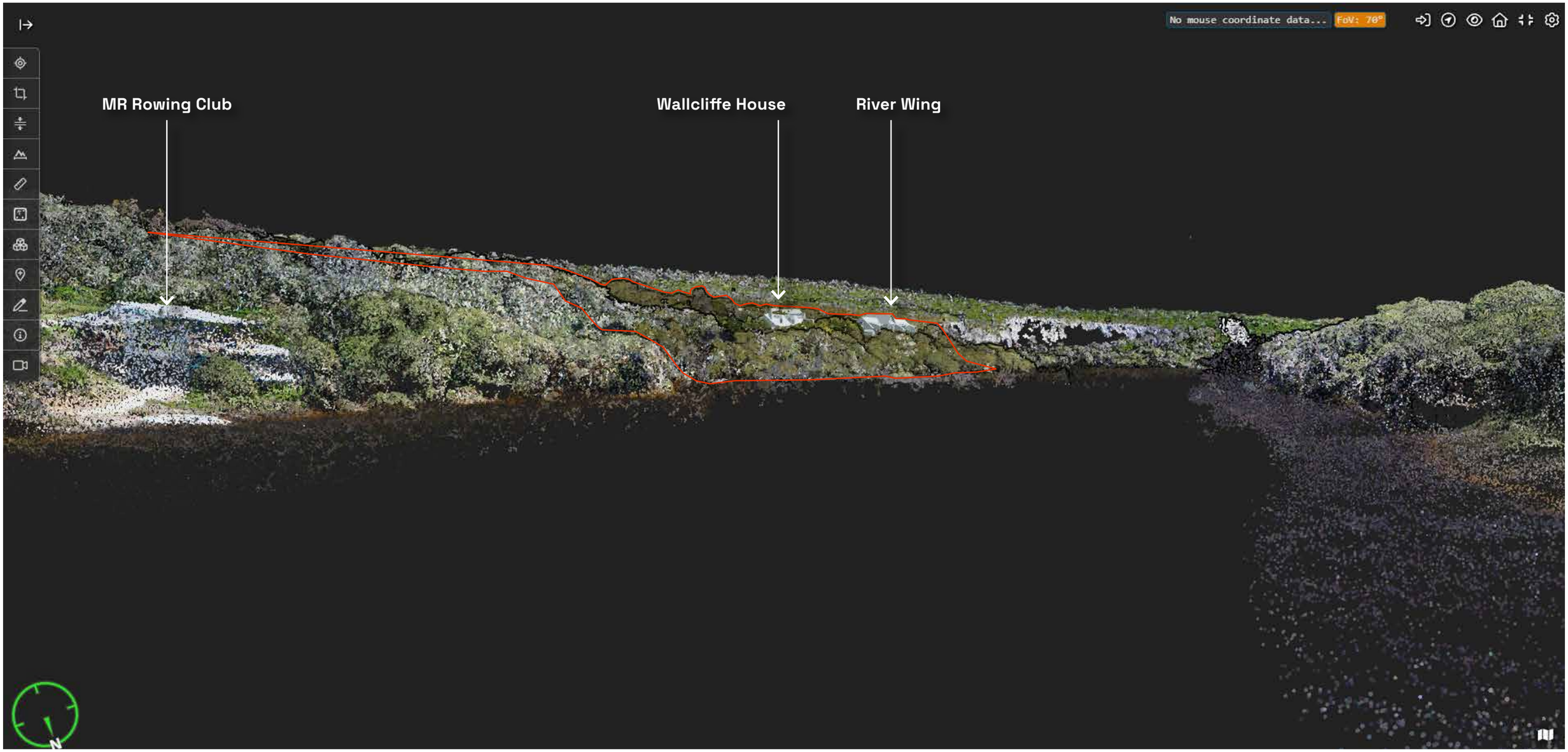
Visual Impact Assessment - IMAGE 4 COMPARISON



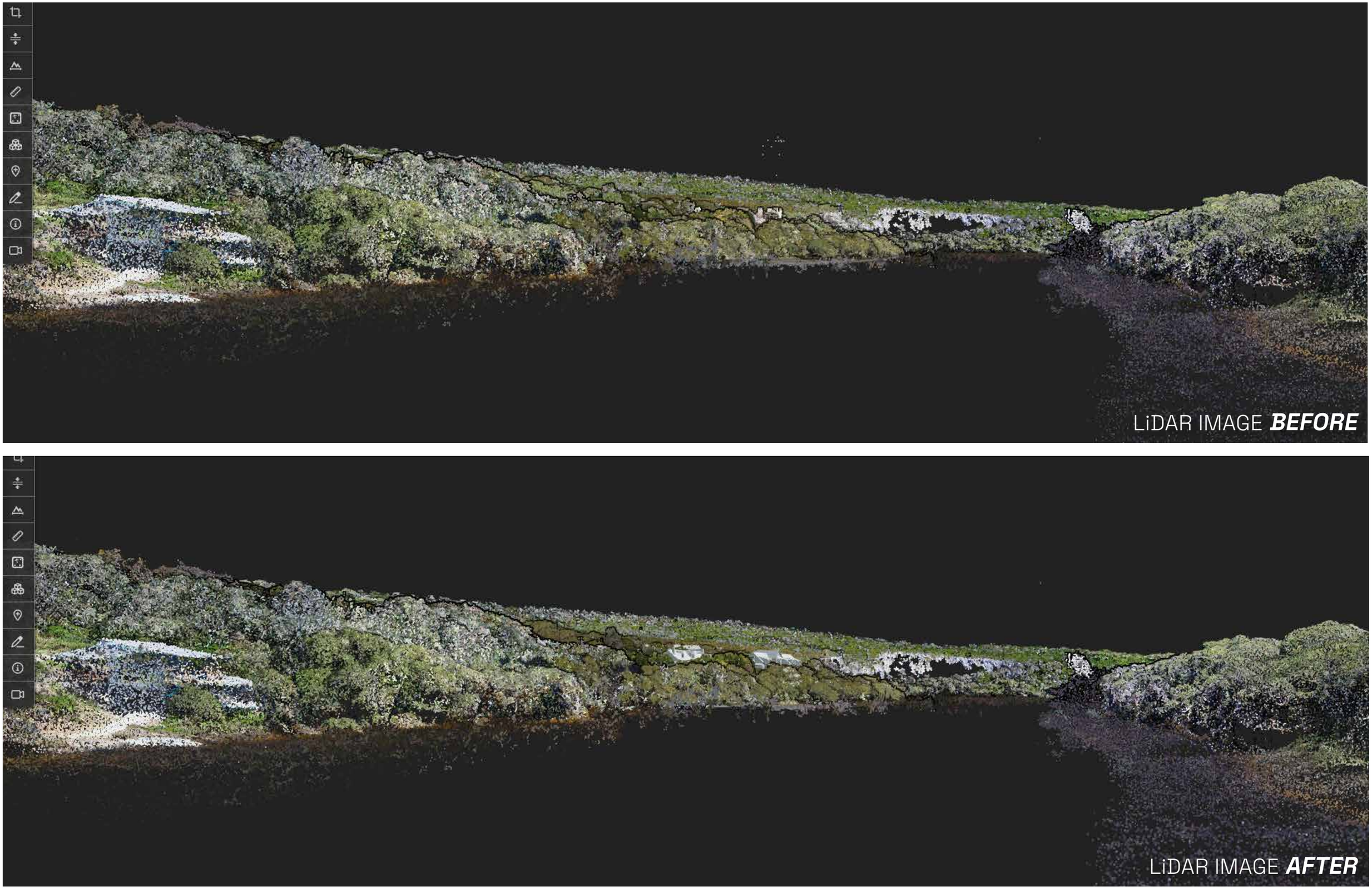
Visual Impact Assessment - IMAGE 5



Note: Extent of site shown in red



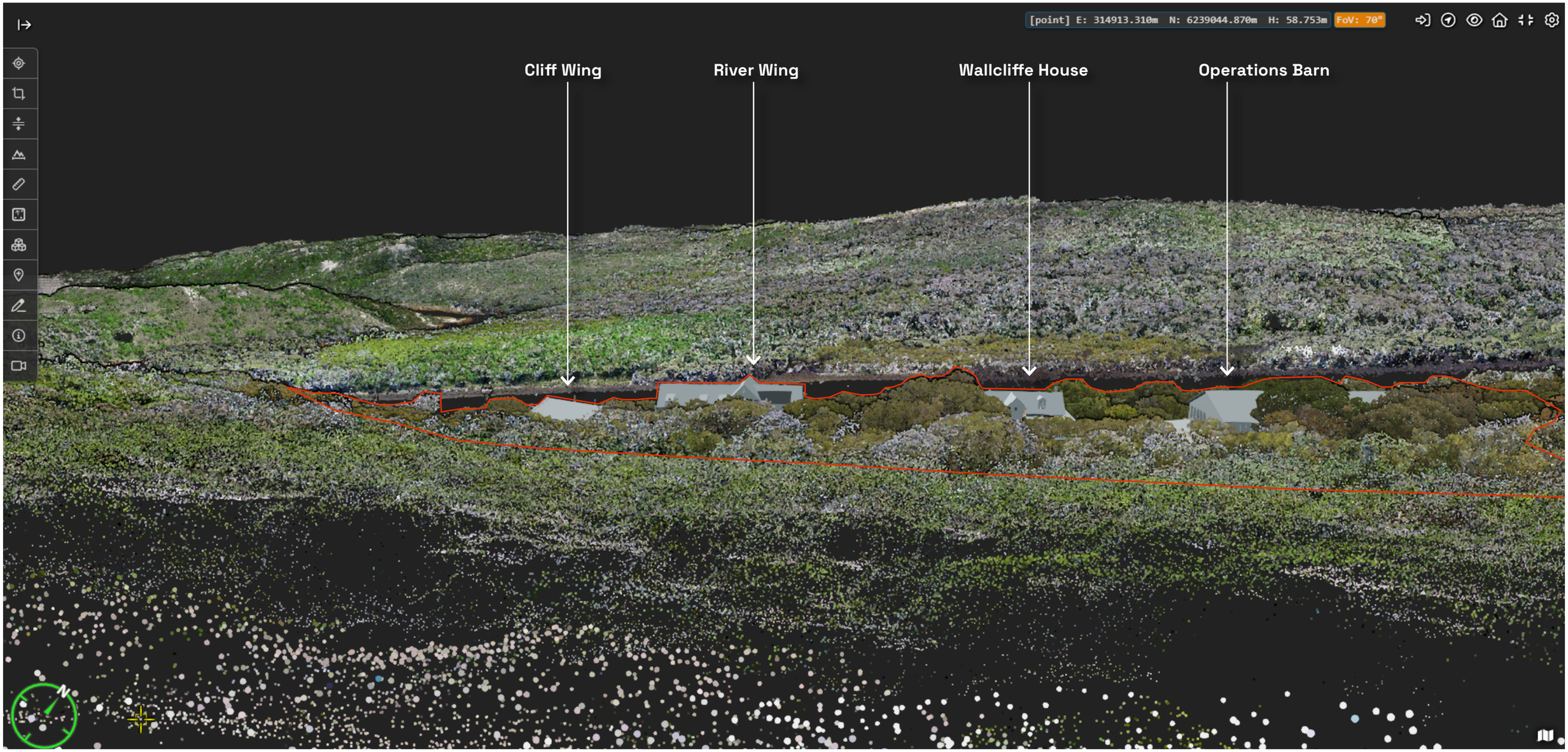
Visual Impact Assessment - IMAGE 5 COMPARISON



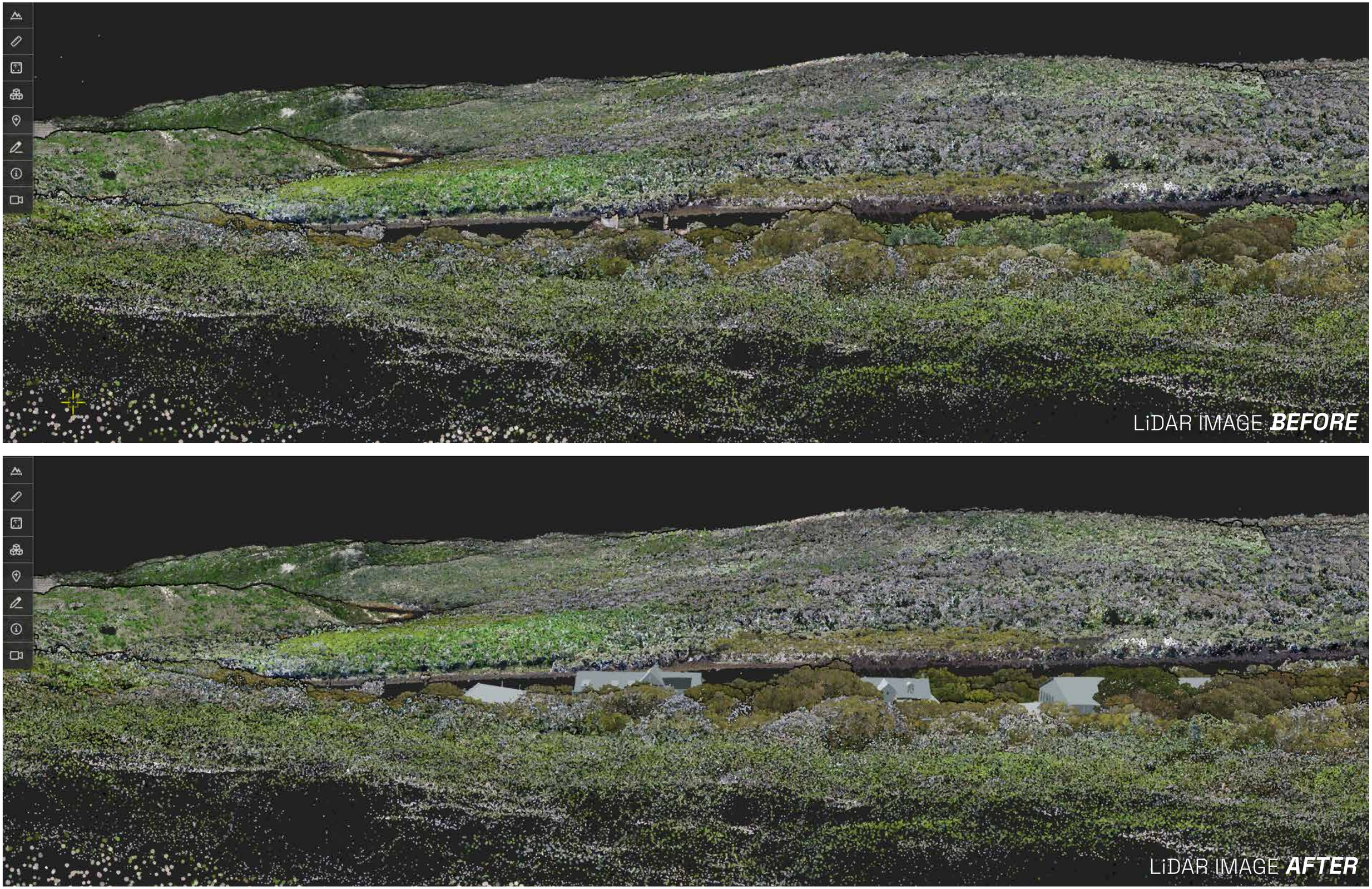
Visual Impact Assessment - IMAGE 6



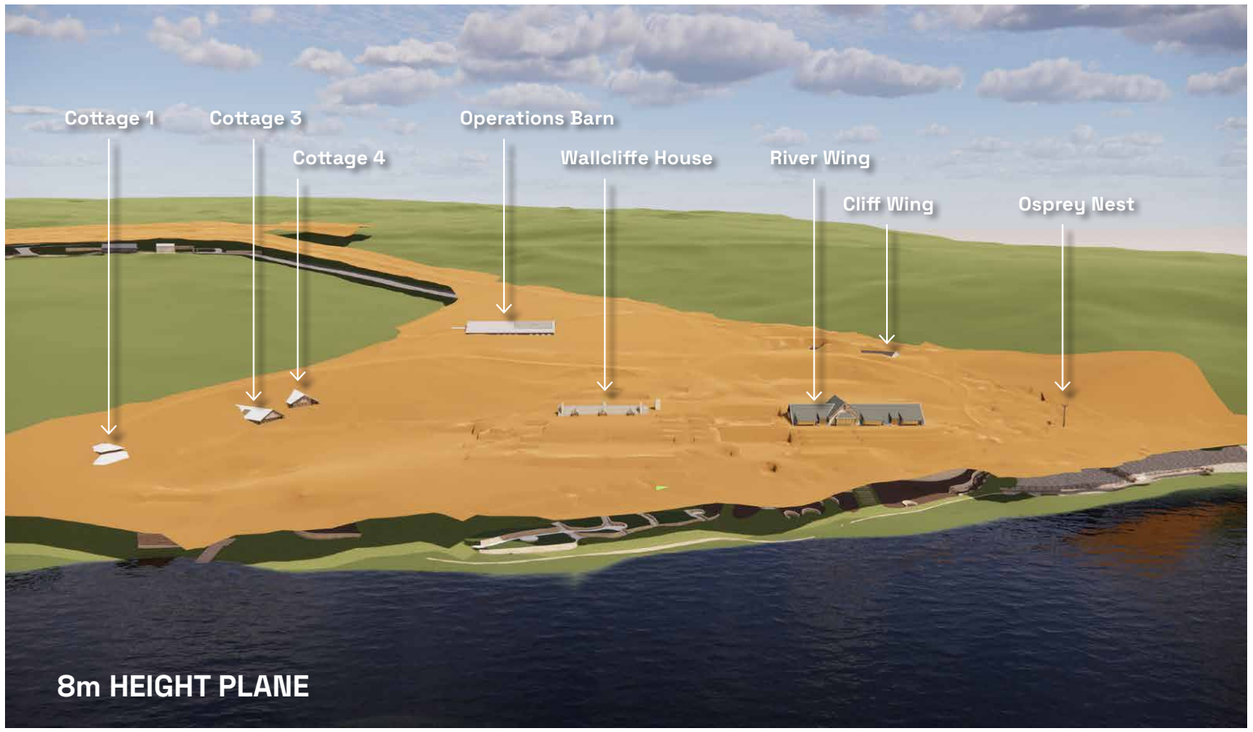
Note: Extent of site shown in red

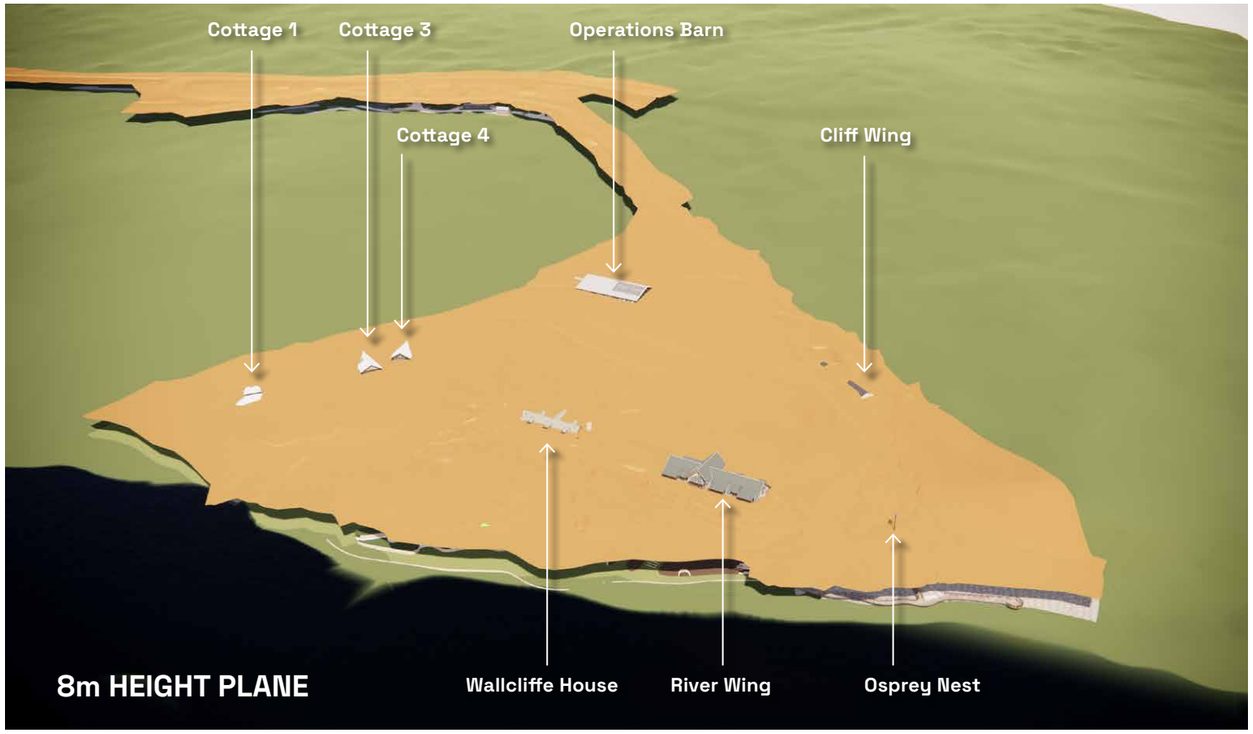


Visual Impact Assessment - IMAGE 6 COMPARISON

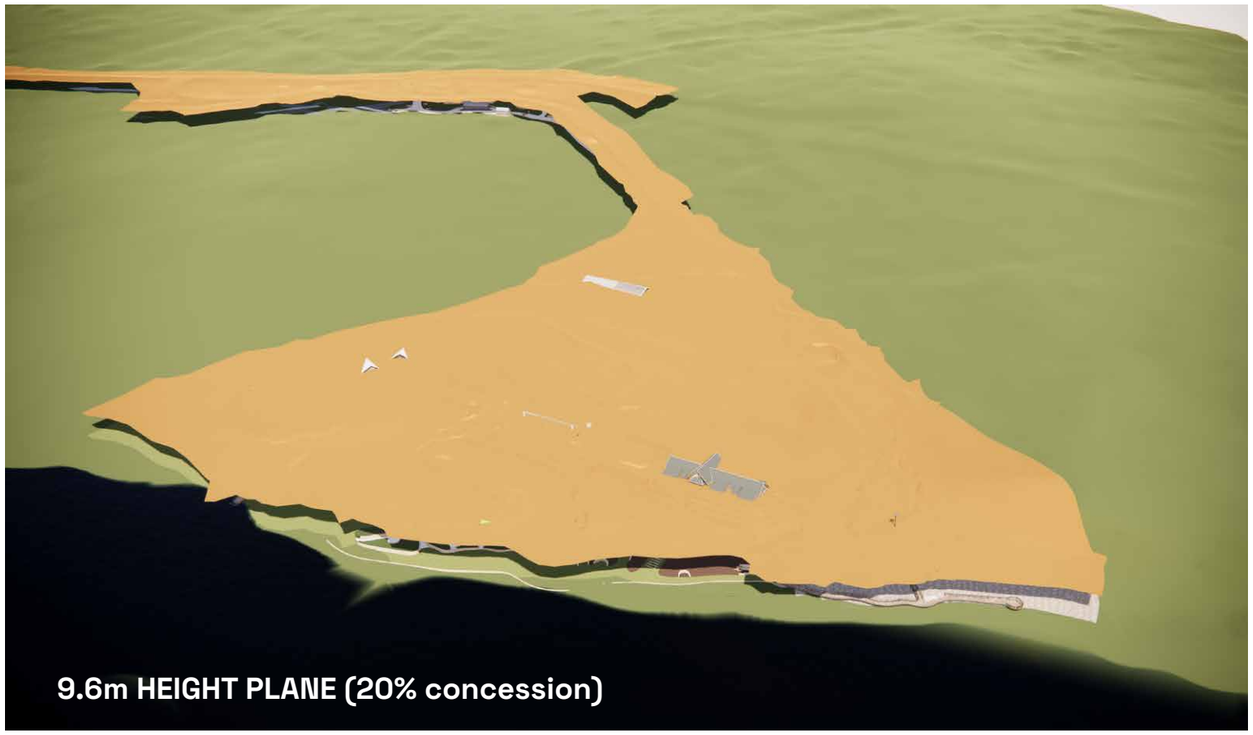


Building Height Plane Diagrams



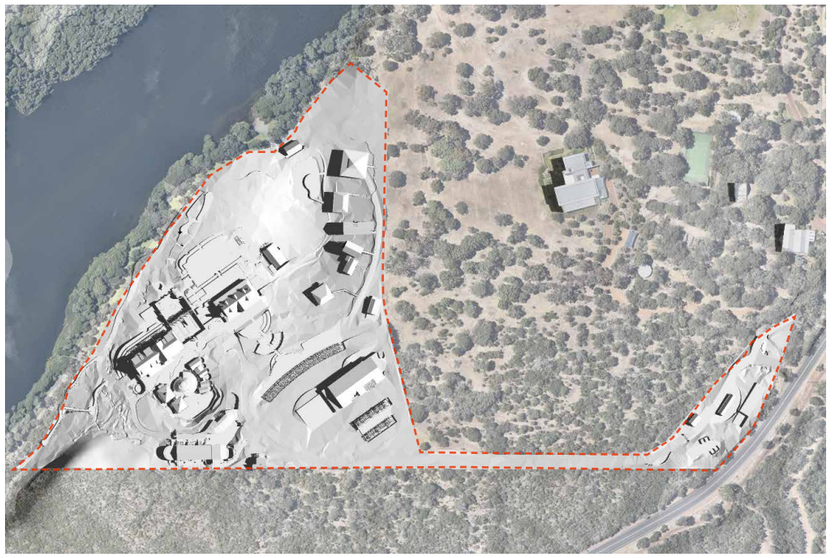






Shadow Diagrams (trees removed for clarity)

9am - SUMMER Solstice



12pm - SUMMER Solstice



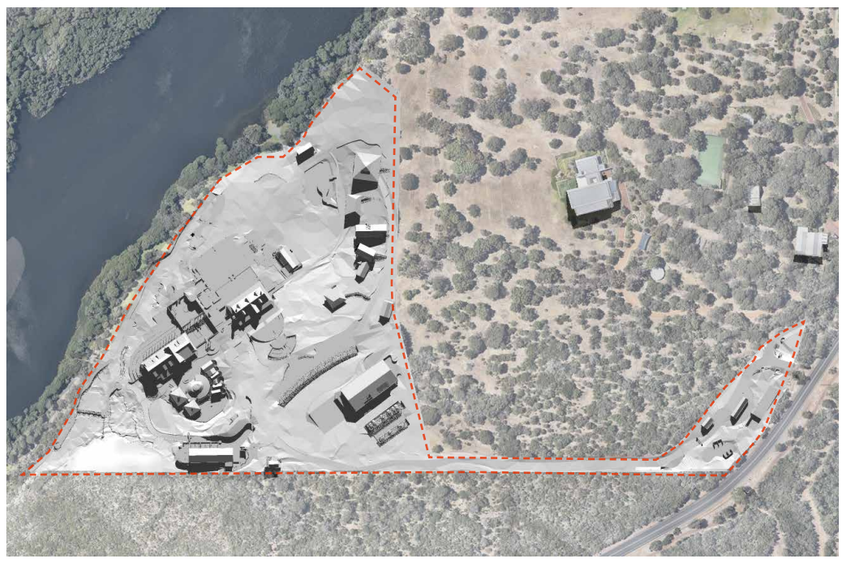
3pm - SUMMER Solstice



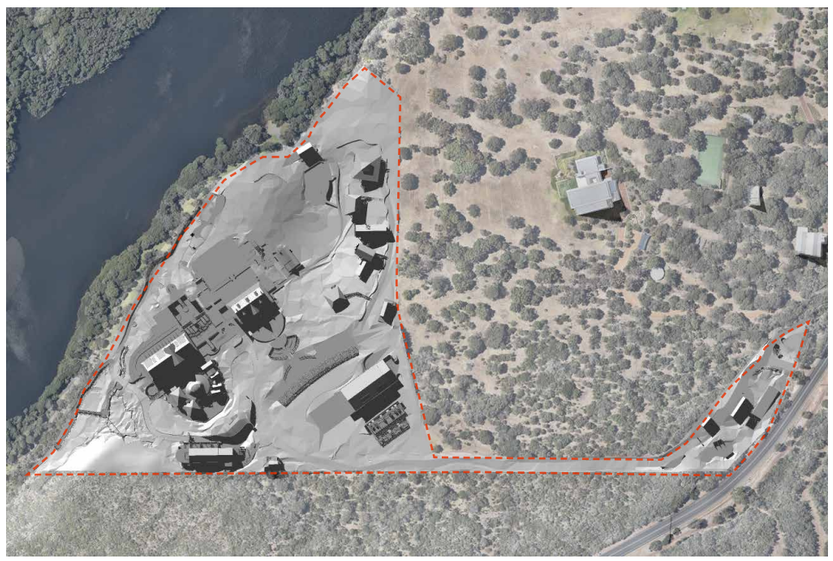
9am - WINTER Solstice



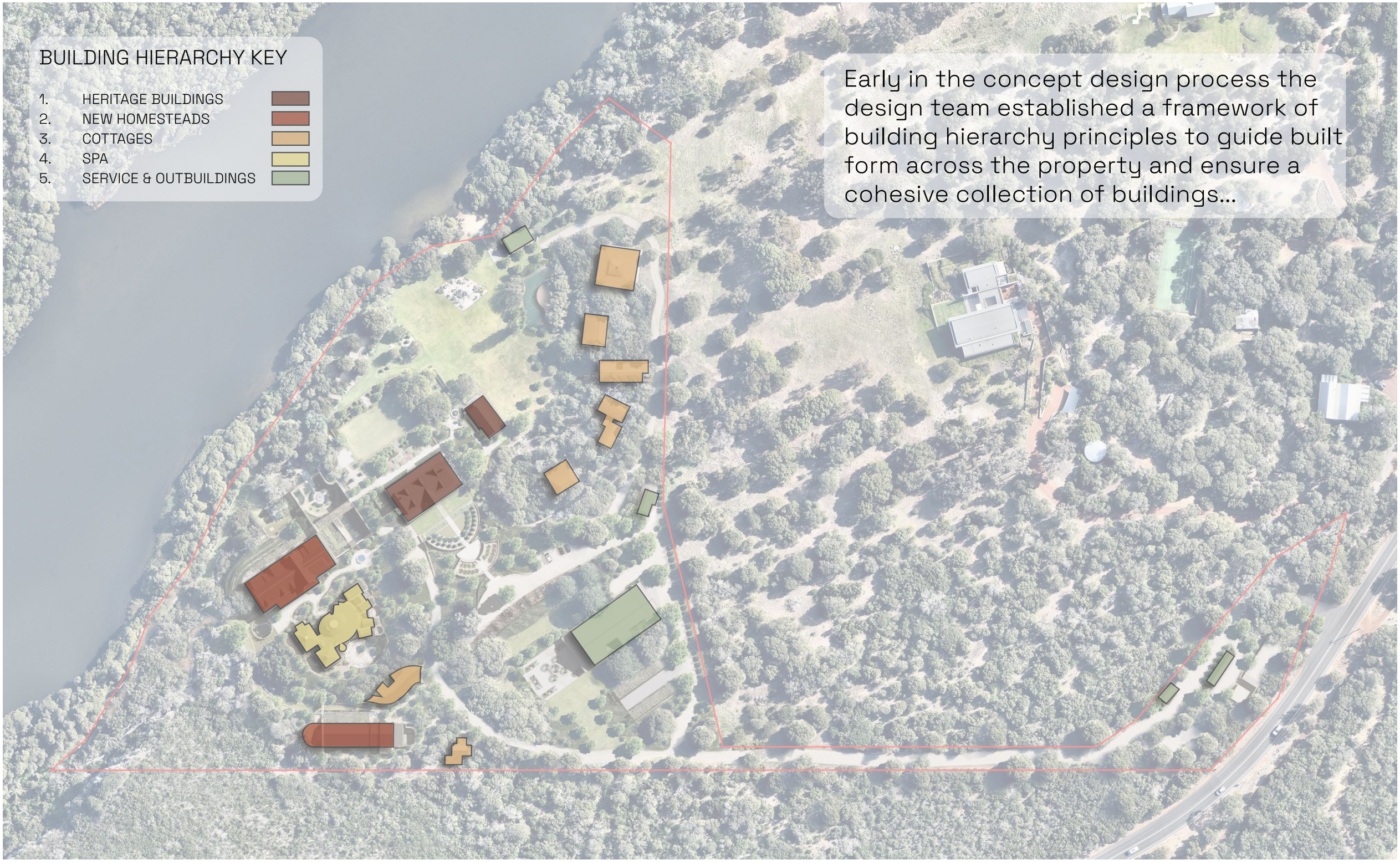
12pm - WINTER Solstice



3pm - WINTER Solstice



Built Form Hierarchy



HERITAGE BUILDINGS

Architectural language:

SUMMARY

These buildings are the stars of the site and seek to echo the heritage characteristics of the original Bussell era buildings that once stood. All other buildings on site must look & feel subservient to the Heritage Buildings.

KEY BUILT FORM PRINCIPLES

Siting

- Sited on same footprint to original heritage listed buildings

Structure

- Combination of slab on ground & hardwood beam flooring with limestone walls & chimneys. Timber framed roof & verandah

Roof form

- Standard gable, no gutter. Slope 38-39° with eaves overhangs, dormer windows
- Wrap around verandah with gutter. Slope 10°

MATERIALITY

Any reclaimed / recycled limestone from the former heritage buildings are to be used in Wallcliffe House & The Dairy only.

Walls

- Combination of reclaimed limestone blocks and locally quarried limestone cap-rock with lime mortar

Floors

- Combination of salvaged hardwood planks, hardwood decking, heritage tiles & reclaimed limestone block flagging

Fireplace / Chimneys

- Combination of reclaimed limestone blocks and locally quarried limestone cap-rock with lime mortar

Roof (main gable & dormers)

- Timber shingles

Verandah

- Timber posts, balustrades & decking
- Galvanised corrugated iron roof & gutter

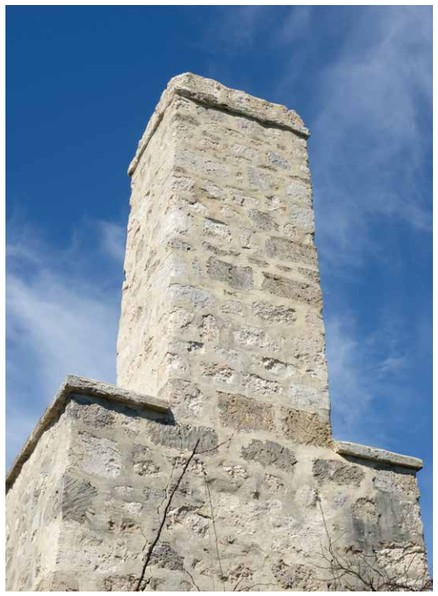












NEW LODGINGS

Architectural language:

SUMMARY

While these are some of the larger buildings on the site and they accommodate the greatest number of guests, they need to remain subservient to Wallcliffe House.

KEY BUILT FORM PRINCIPLES

Siting

- Sited within the footprints of original Chaney-era buildings
- Surrounding landscape modified to suit placement of buildings

Structure

- Suspended concrete slab floors with combination timber framing/brick infill & stone chimneys. Timber frame roof, verandah & balconies

Roof form

- Standard gables, no gutter. Slope 38-39° with eaves overhangs
- Wrap around verandahs with gutters

MATERIALITY

Walls

- Combination of natural edge hardwood weatherboards & custom hand-made brick with features of locally sourced limestone blocks with hardwood timber framing & posts internally.

Floors

- Combination of salvaged hardwood planks, hardwood decking, heritage tiles & limestone flagging

Fireplace / Chimneys

- Locally quarried limestone cap-rock with lime mortar

Roof (main gables)

- Slate shingles and standing seam zinc sheeting

Verandah

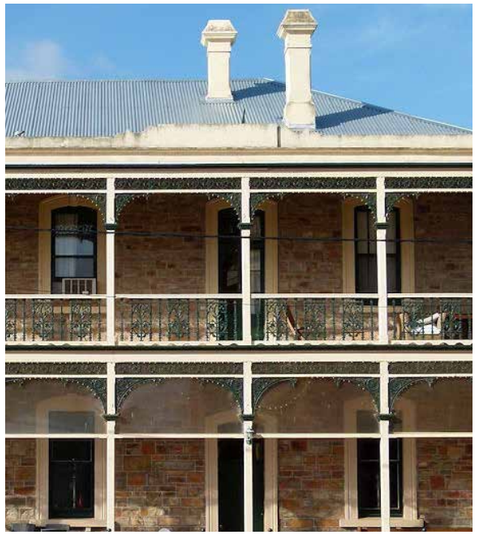
- Combination of steel & hardwood timber posts, beams & balustrades
- Hardwood timber decking and partitions
- Standing seam zinc sheeting

Built Form Hierarchy















COTTAGES

Architectural language:

SUMMARY

The individual cottage buildings have been shaped by, and respond to, the immediate terrain characteristics around them. While each cottage will have a different theme & layout, there should be some underlying built form characteristics that link them as a 'family'.

KEY BUILT FORM PRINCIPLES

Siting

- Sited to take advantage of existing natural features, eg. trees, views, slope
- Buildings to 'touch the earth lightly' to retain existing landscape features as much as possible

Structure

- Hardwood timber post & beam framing with rammed earth subfloor core to provide stability and services capture.

Roof form

- Combination of gables with eaves overhangs

MATERIALITY

Walls

- Combination of raw rough sawn hardwood timber & terracotta tiles

Floors

- Combination of salvaged hardwood planks, hardwood decking, heritage tiles & limestone flagging

Window & Door frames

- Dressed hardwoods (jarrah, karri or marri)

Roofs

- Either galvanised corrugated iron or standing seam zinc (further discussion required)

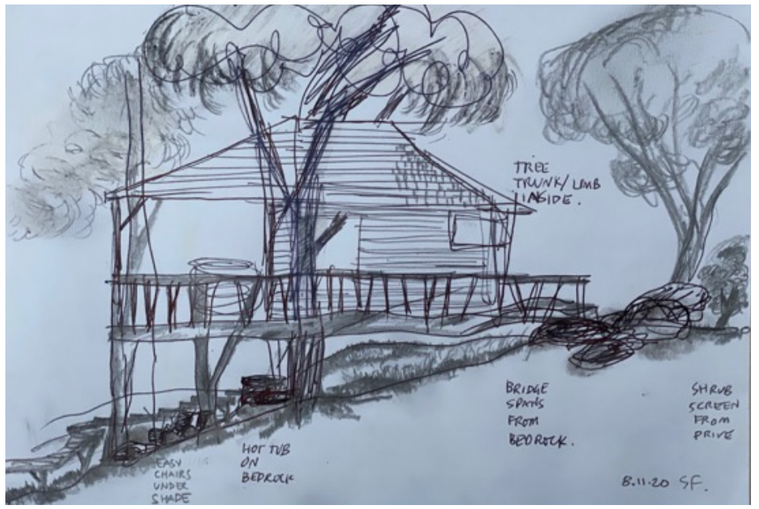
Verandah

- Timber posts, balustrades & timber decking

Built Form Hierarchy

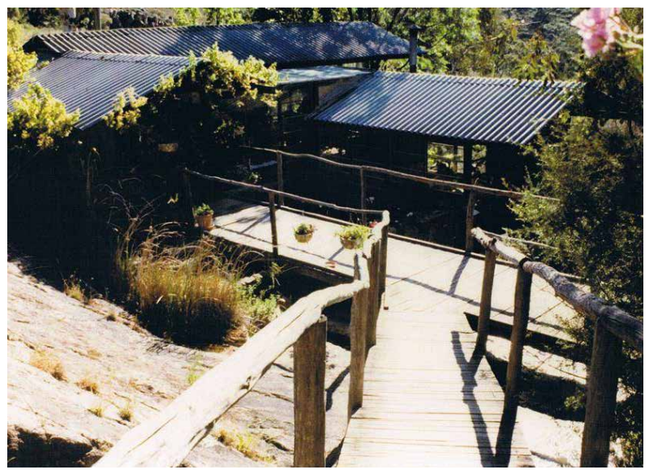












SPA

Architectural language:

SUMMARY

While the spa buildings break many of the traditional architectural forms that have been established across the rest of the masterplan, they must still be read coherently alongside the neighbouring buildings.

KEY BUILT FORM PRINCIPLES

Siting

- Sited on the highly disturbed footprint of the original Chaney Residence
- Surrounding landscape modified to enable the spa buildings to sit low within the sloping & retained land

Structure

- Masonry load bearing walls and hardwood timber framed roofs. Vaulted & suspended concrete roof/slab for the basement spa areas.

Roof form

- Combination of gables and pyramidal forms with eaves overhangs
- Central spa building to have an elliptical pitched/domed roof with natural light lanterns

MATERIALITY

Walls

- Combination of caprock limestone, handmade bricks and rammed earth with smaller moments of rough sawn hardwood timber cladding

Floors

- Combination of limestone flagging, hardwood blocks, compressed earth & hand made bricks/tiles.

Window & Door frames

- Dressed hardwoods (jarrah, karri or marri)

Roofs

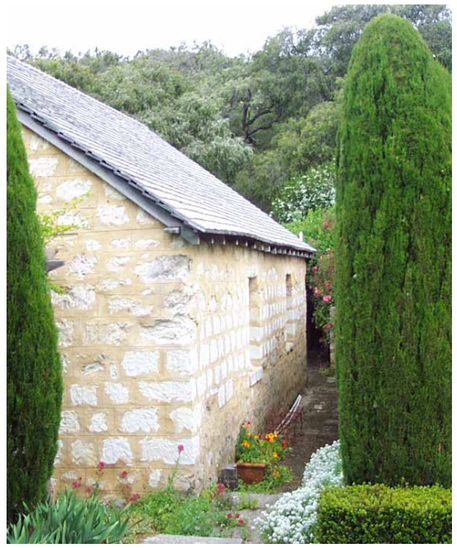
- Natural edge slate with undulating metal detailing & pergola forms













SERVICE & OUTBUILDINGS

Architectural language:

SUMMARY

These buildings contain the back of house operations for the estate and are primarily for use by staff rather than guests.

KEY BUILT FORM PRINCIPLES

Siting

- Sited on previously undeveloped areas of the site. Buildings will need to be carved into the sloping terrain and/or retained above the natural slope.
- Surrounding landscape modified & retained to suit placement of buildings

Structure

- Combination of concrete basements & retaining walls.
- Walls above ground and roof to be combination of hardwood timber post & beam incorporating structural steel as required

Roof form

- Combination of gables with eaves overhangs & gutters
- Possible awnings and/or porticoes over key entry points into buildings

MATERIALITY

Walls

- Band sawn, un-painted jarrah cladding (vertical/horizontal format to be discussed) atop limestone plinths.

Floors

- Predominantly concrete with features of limestone flagging and/or salvaged hardwood planks

Window & Door frames

- Dressed hardwoods

Roofs

- Galvanised corrugated iron or standing seam zinc (further discussion required)















Overview Image 1



A collection of bespoke, hand crafted buildings carefully sited to maximise tree retention, minimise bulk & scale, and maintain the heritage characteristics of the site...

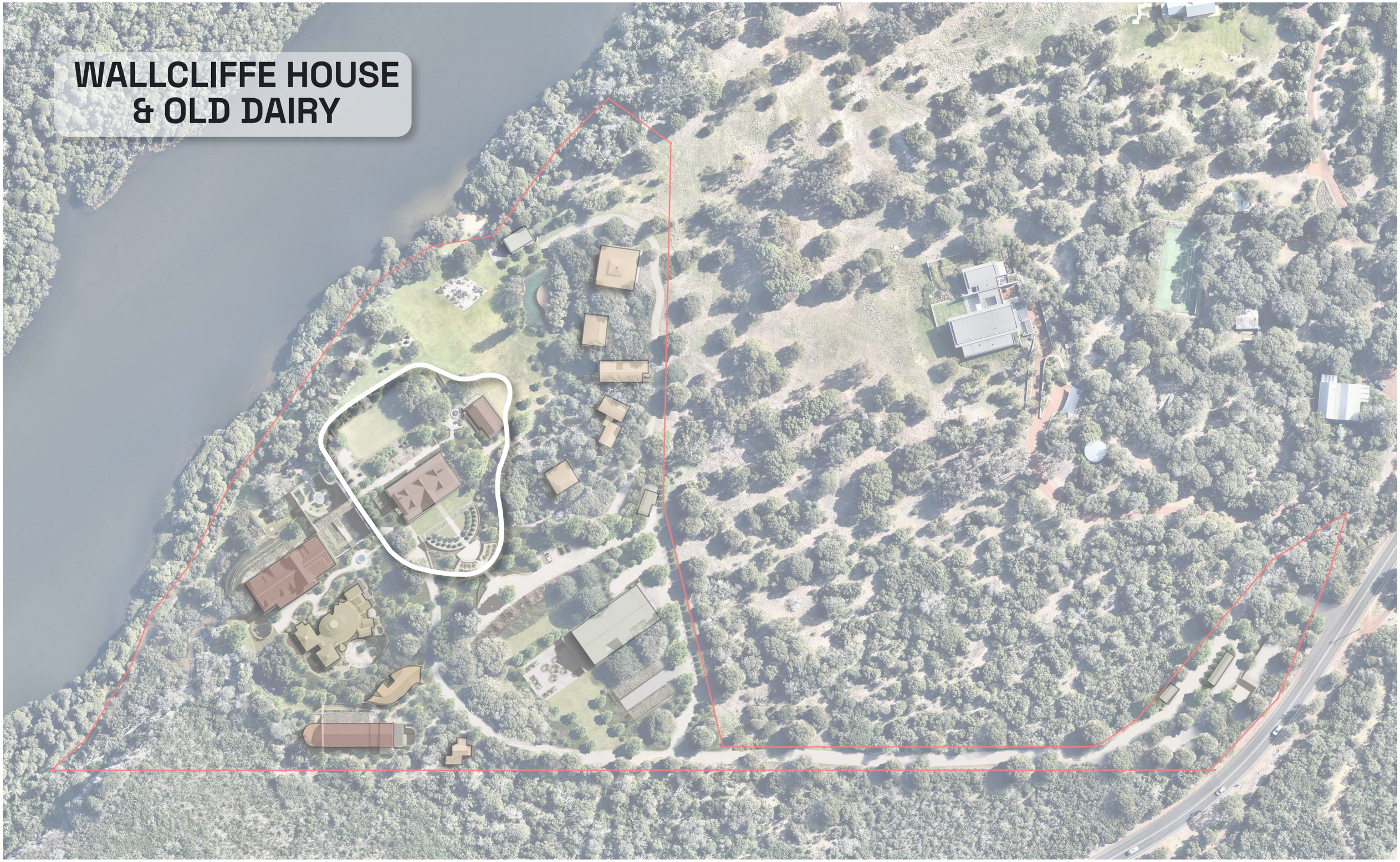
Overview Image 2



...with a quintessentially Australian built form language that speaks to the original Bussell era architecture of 1865.

Looking a bit closer at the Masterplan Zones...

(zooming in) Masterplan ZONE 1



Wallcliffe House & The Old Dairy

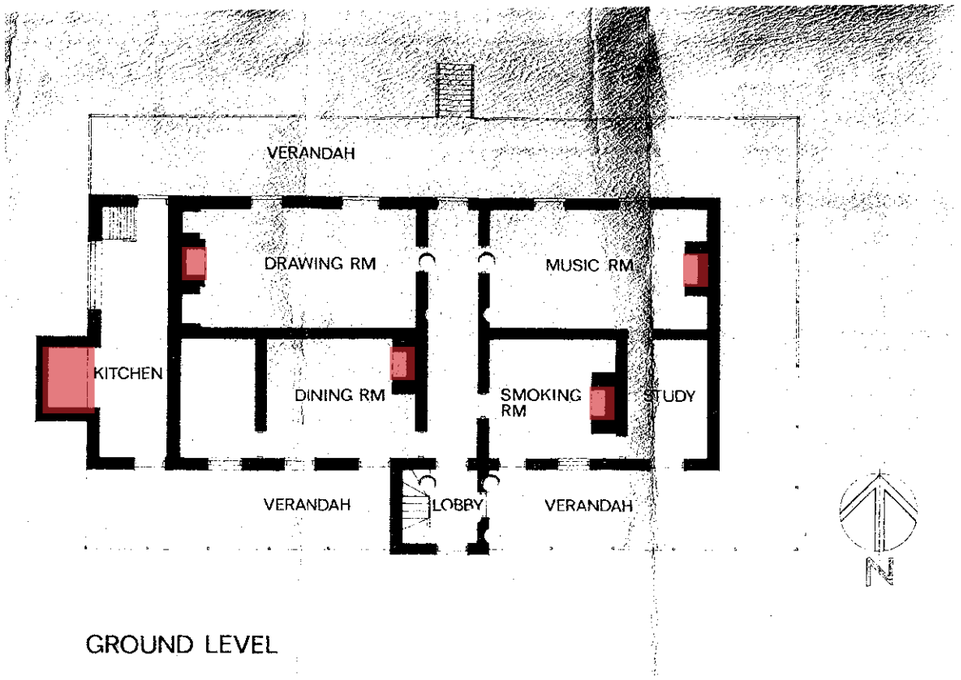
PART 1

Understanding Wallcliffe House (Key Architectural Features)



LIMESTONE CHIMNEYS

There were 5 of them, including the Inglenook



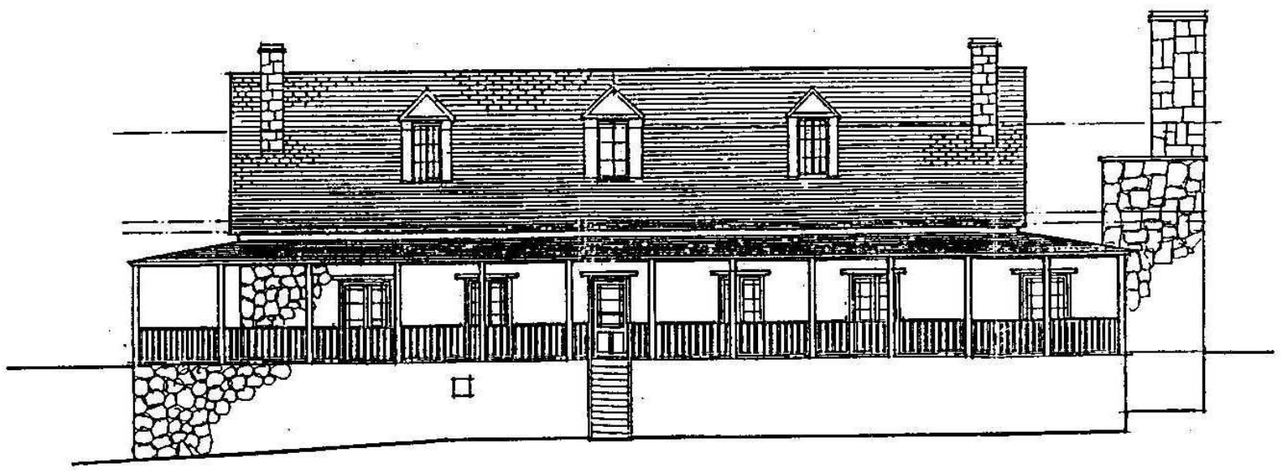
GROUND LEVEL





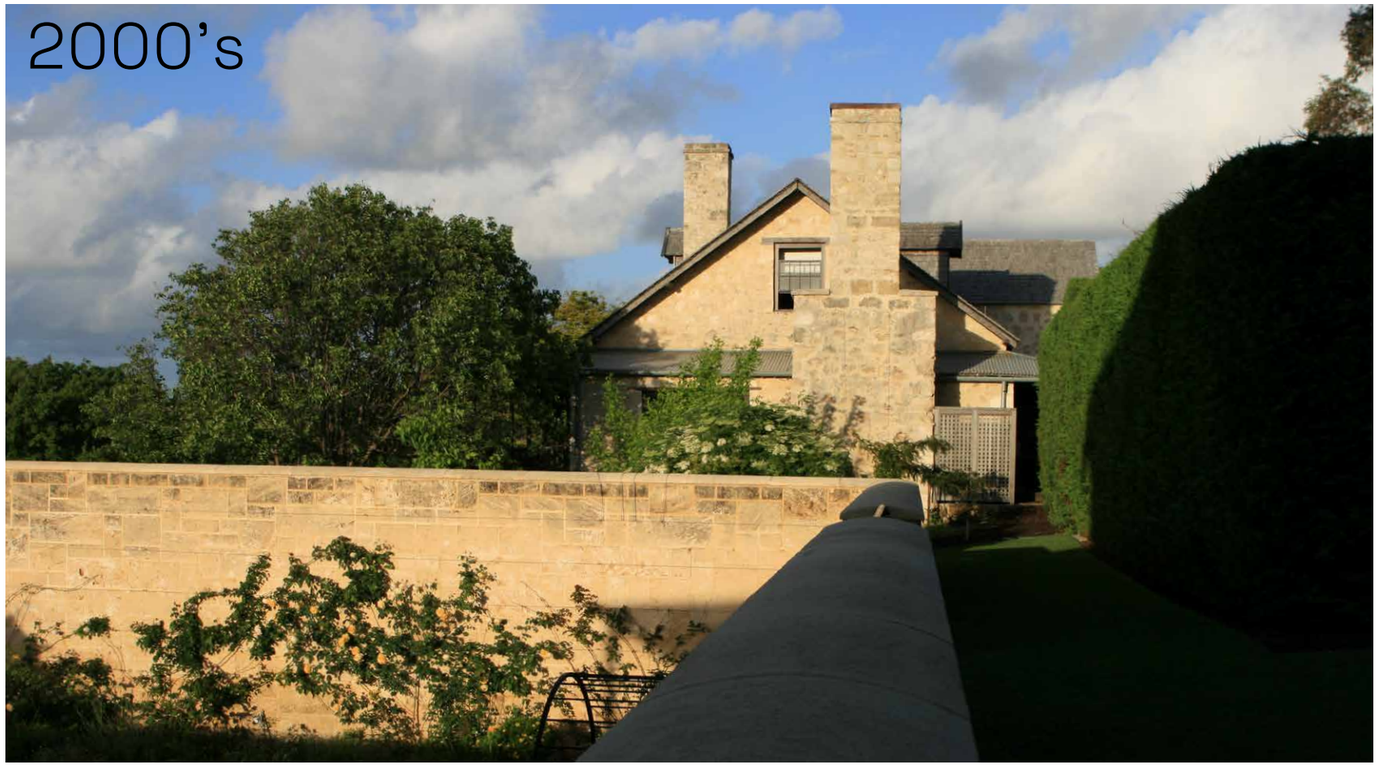
The INGLENOOK

It was the same height as the other 4 chimneys,
(despite every historical drawing showing the inglenook as being taller)



NORTH ELEVATION

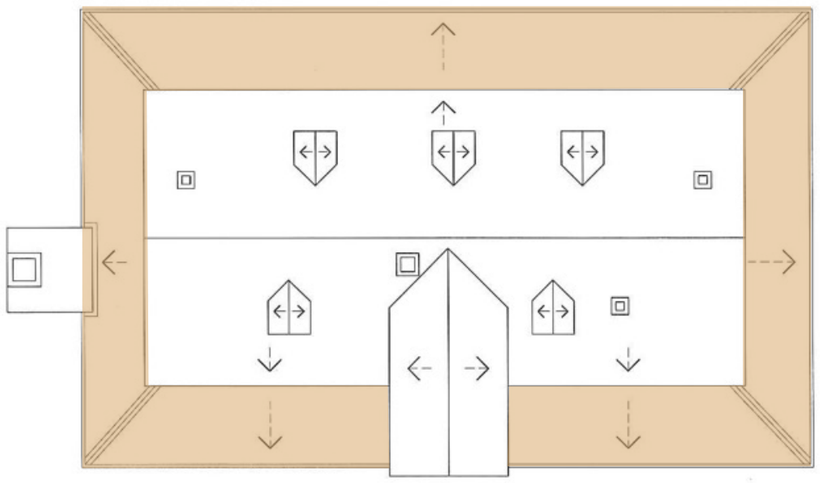




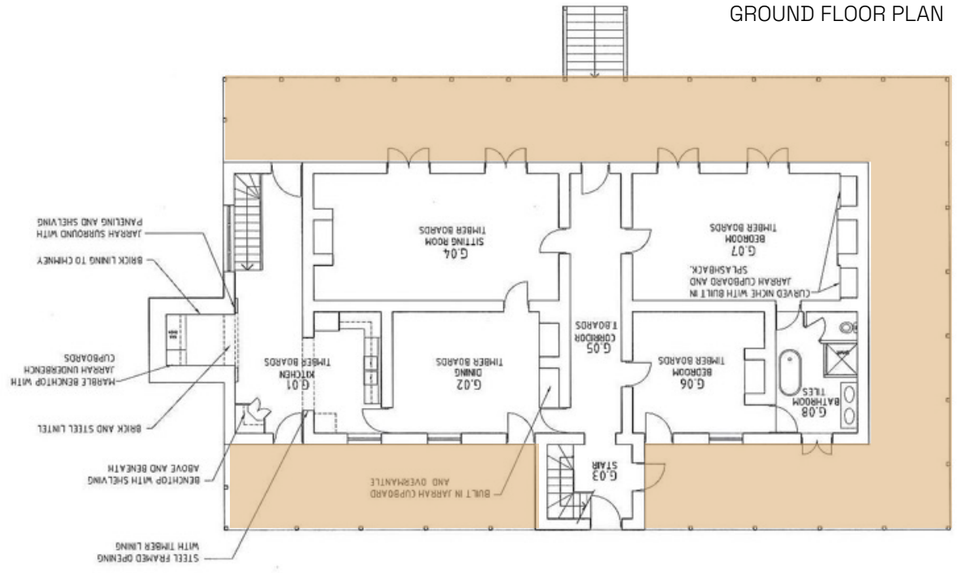
The VERANDA

Originally about 2.8m deep

FIRST FLOOR PLAN



GROUND FLOOR PLAN



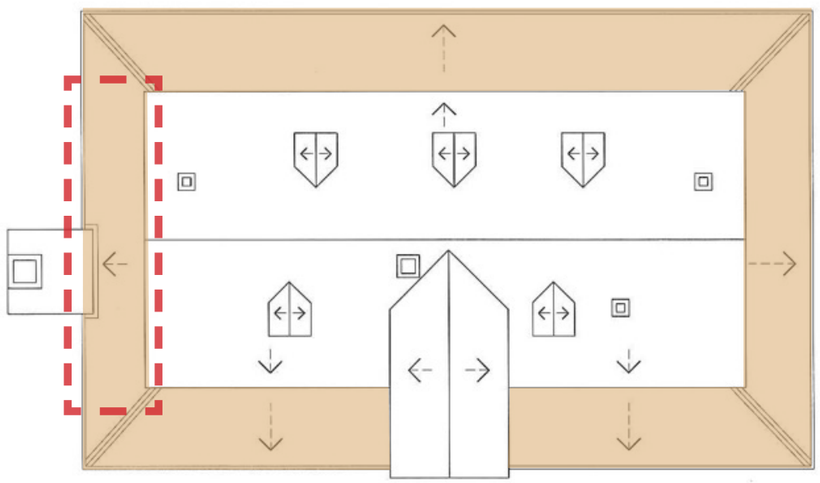




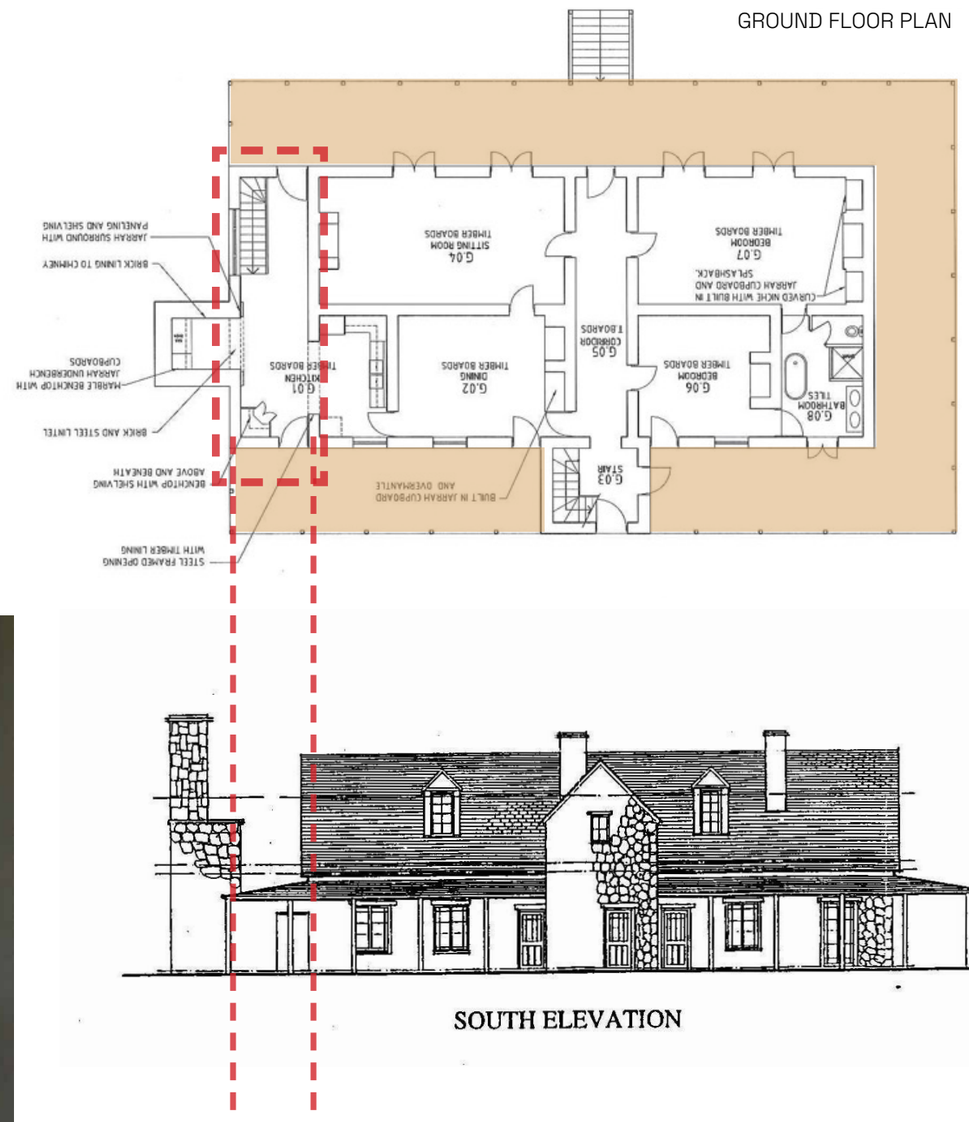
The VERANDA KITCHEN

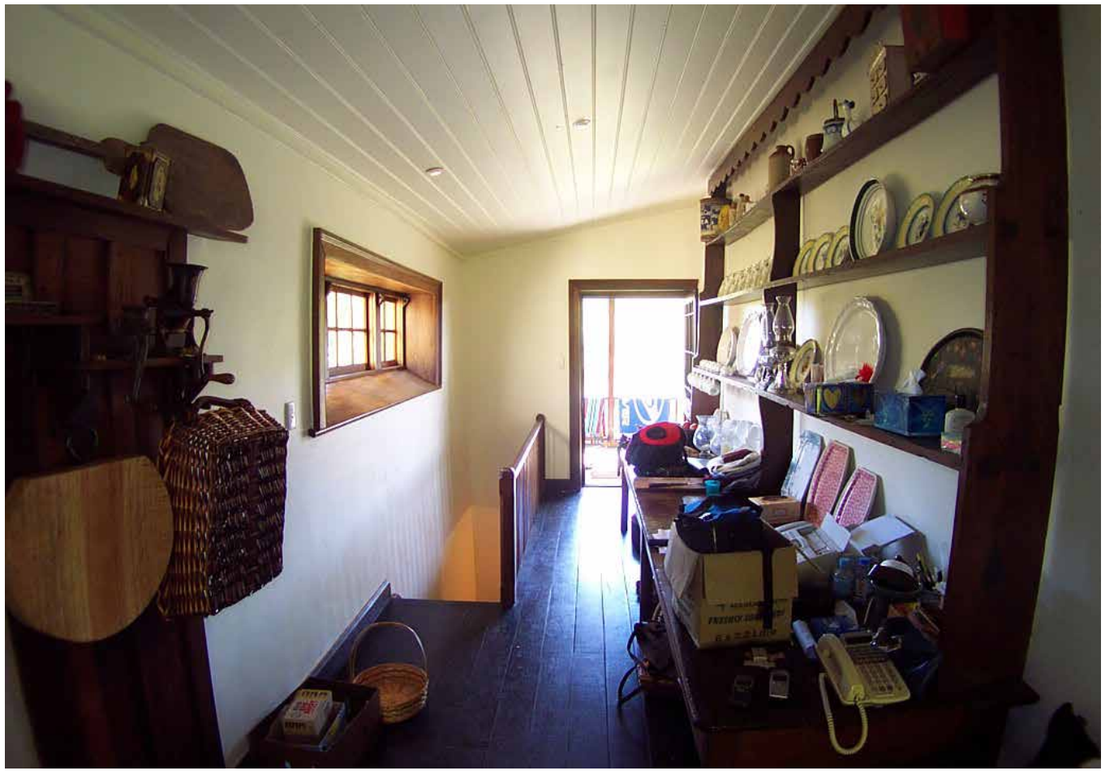
This was also 2.8m wide (2.4m internal) to match the original verandas

FIRST FLOOR PLAN



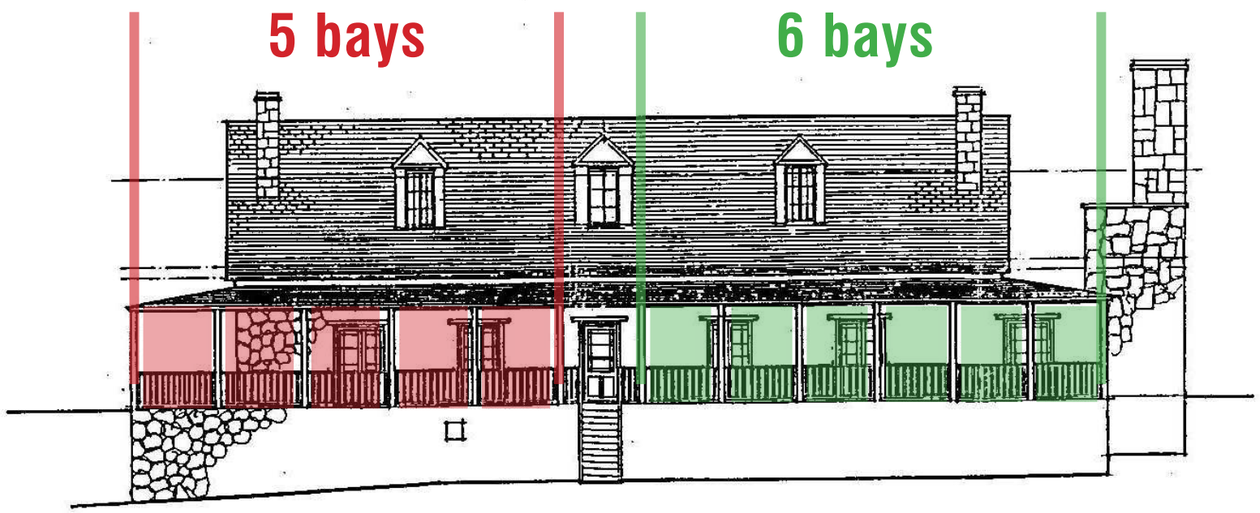
GROUND FLOOR PLAN





VERANDA quirks...

Same dimension either side of the stair,
but different number of bays

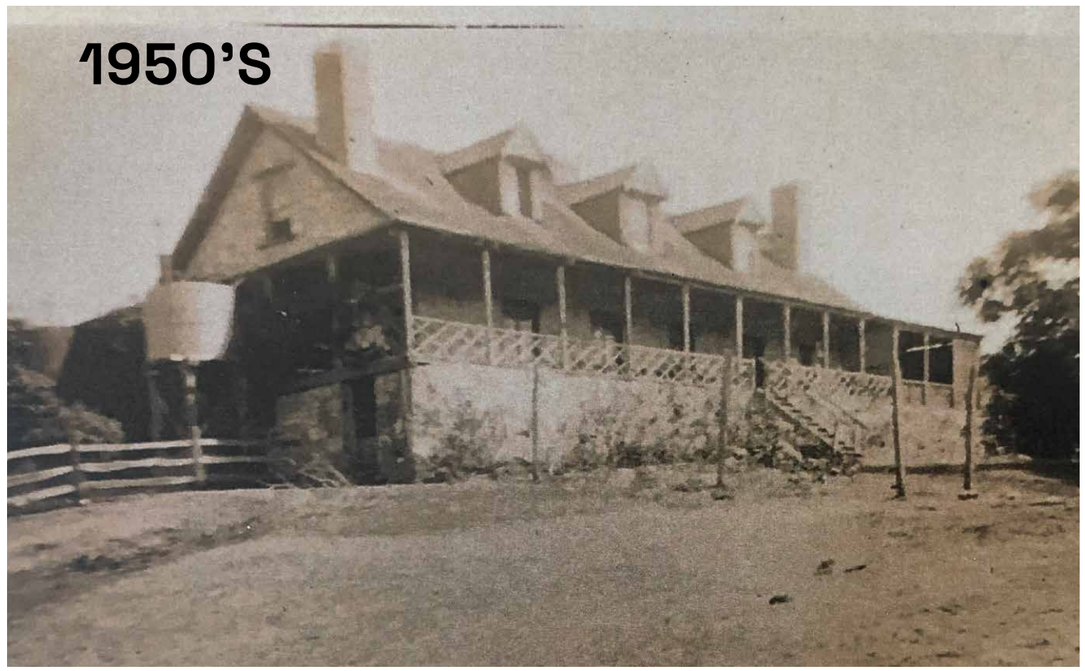


NORTH ELEVATION



Evolution of the BALUSTRADE



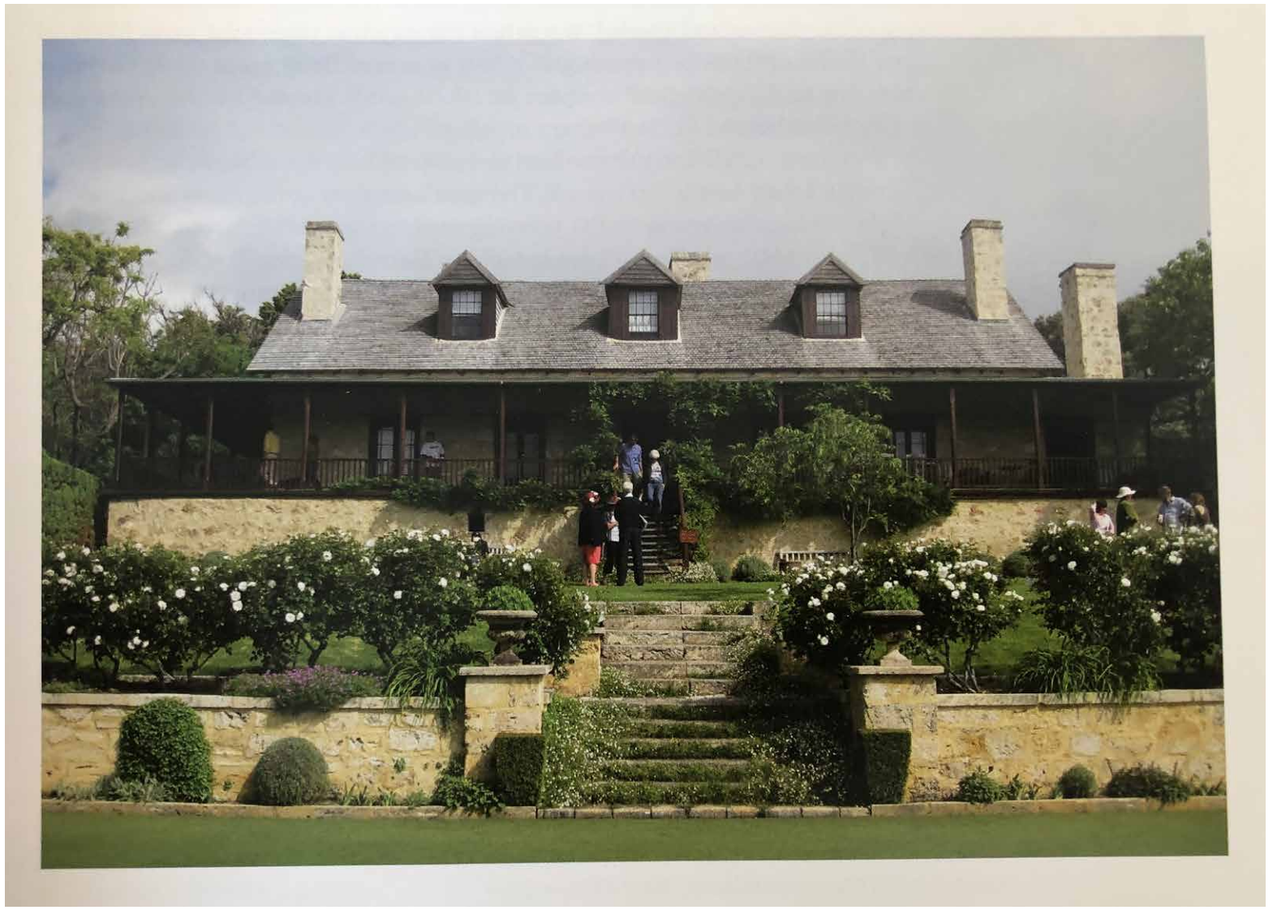






DORMER WINDOWS

3 on north side (symmetrical)
2 on south side (asymmetrical)



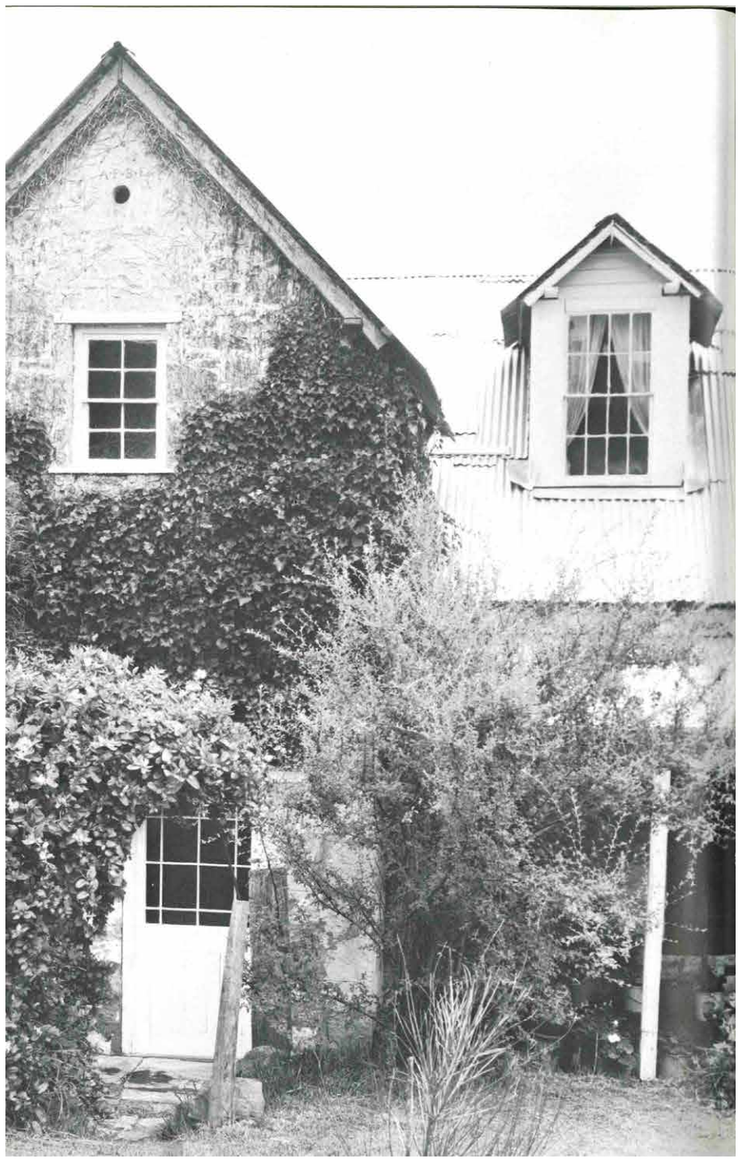
North Elevation 2009



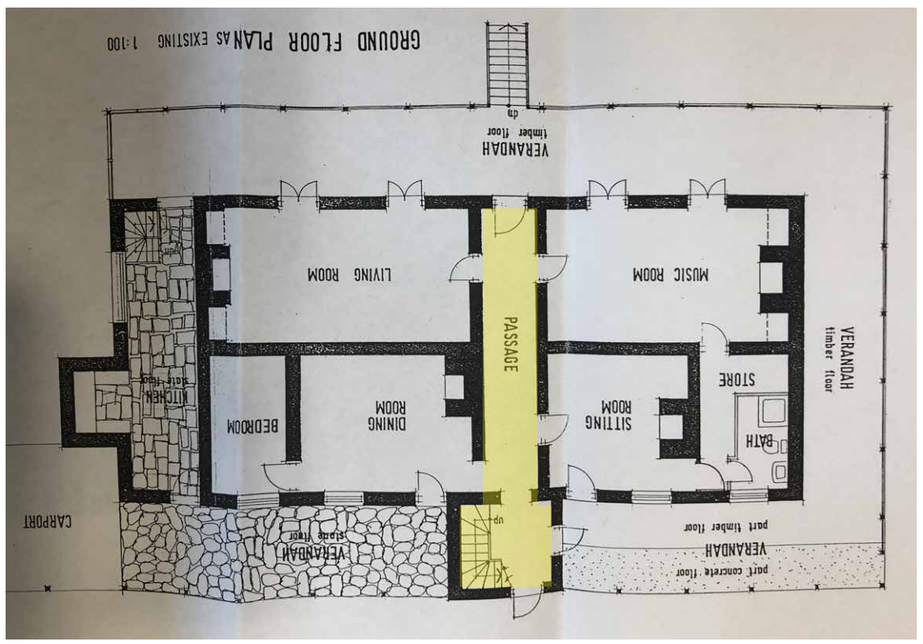
South Elevation 1992

ENTRANCE GABLE

3.9m wide on the outside

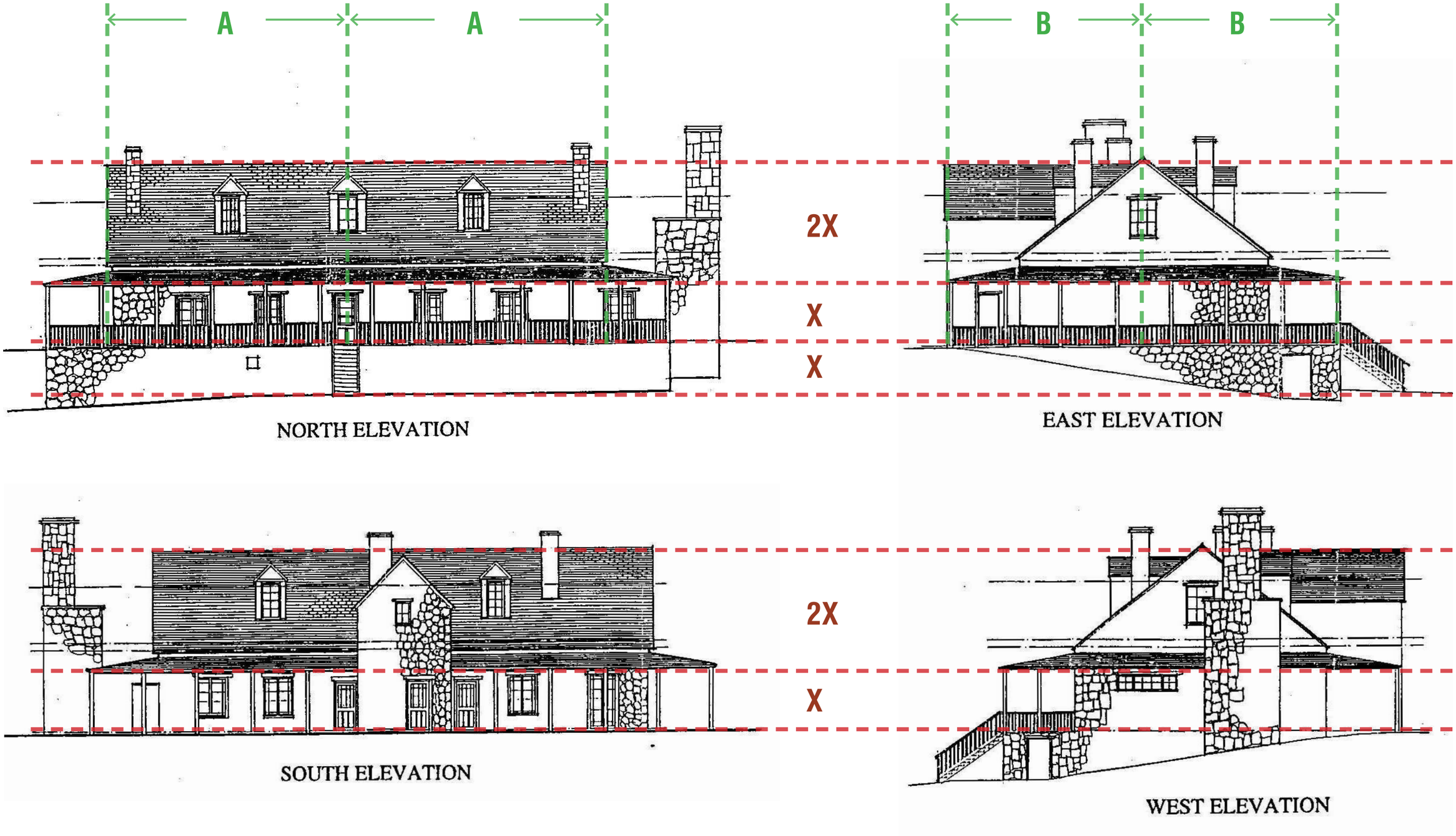








PROPORTIONS



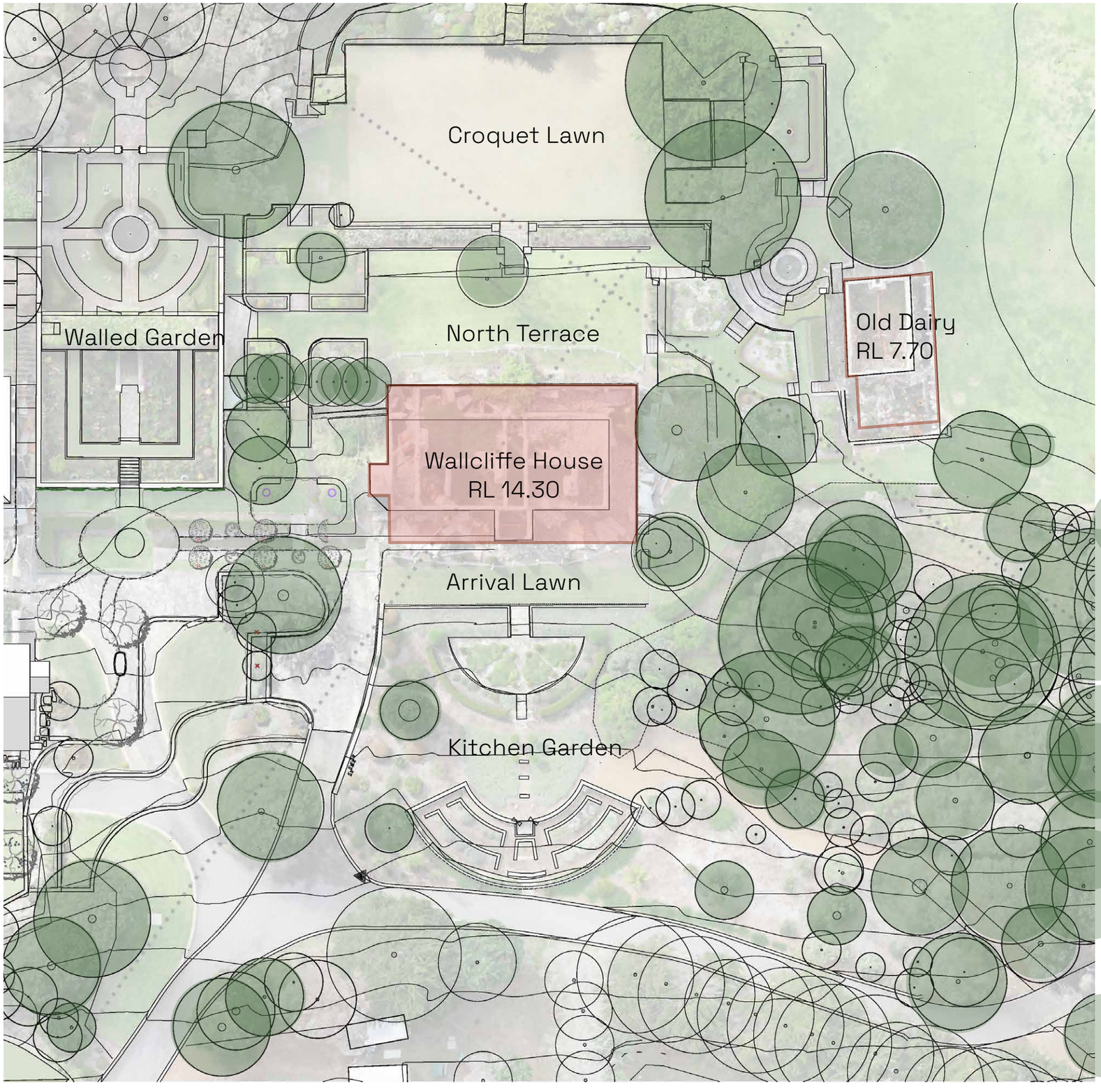
As it stood in the 1990's



Creating a new chapter of Wallcliffe House:

How much of this history do (or can) we bring with us?

EXISTING CONDITION

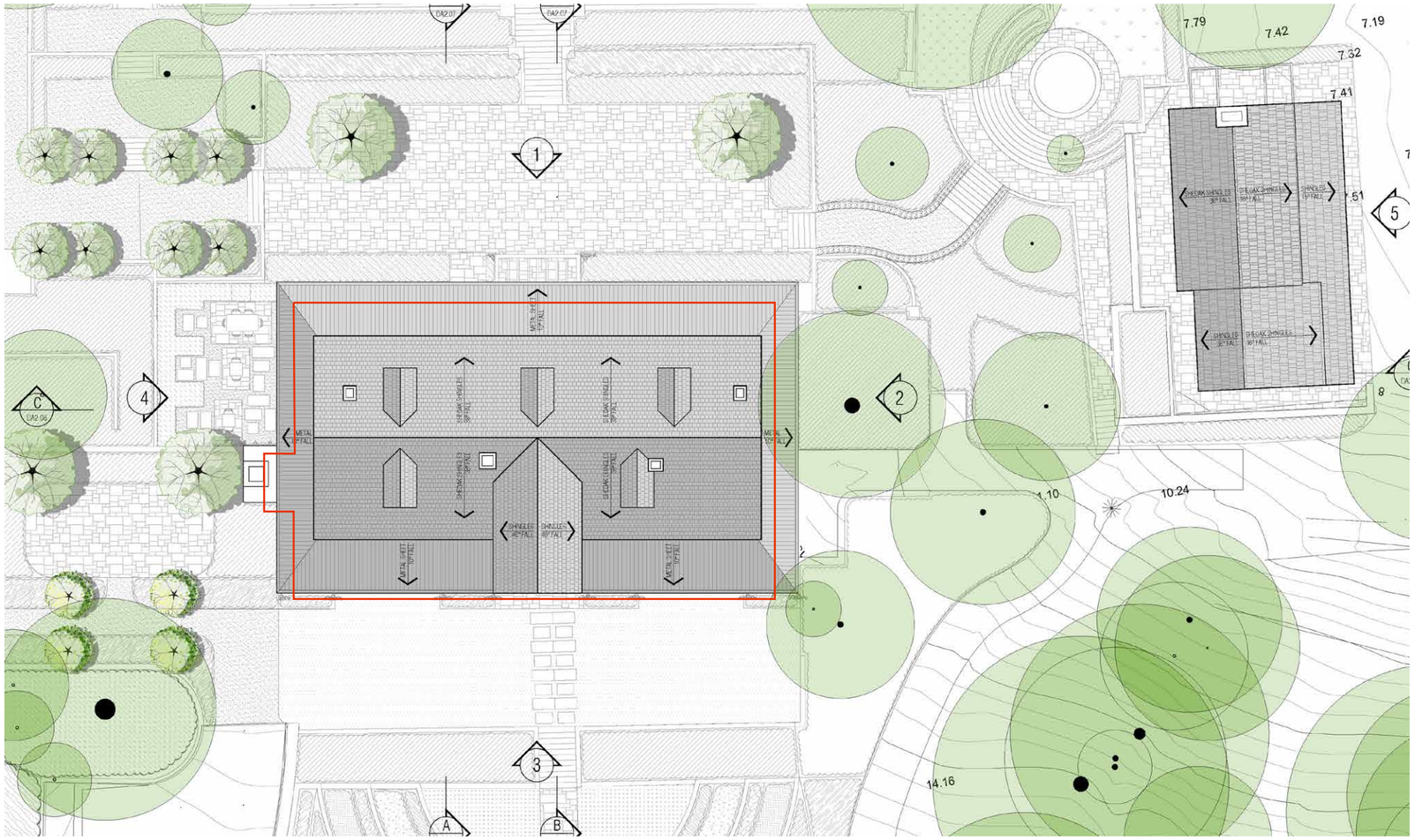


Sadly, the ruins of Wallcliffe House are beyond repair. The proposal moving forward is to deconstruct the ruins and reuse the original limestone in the rebuild, thus ensuring a tangible connection to the past.

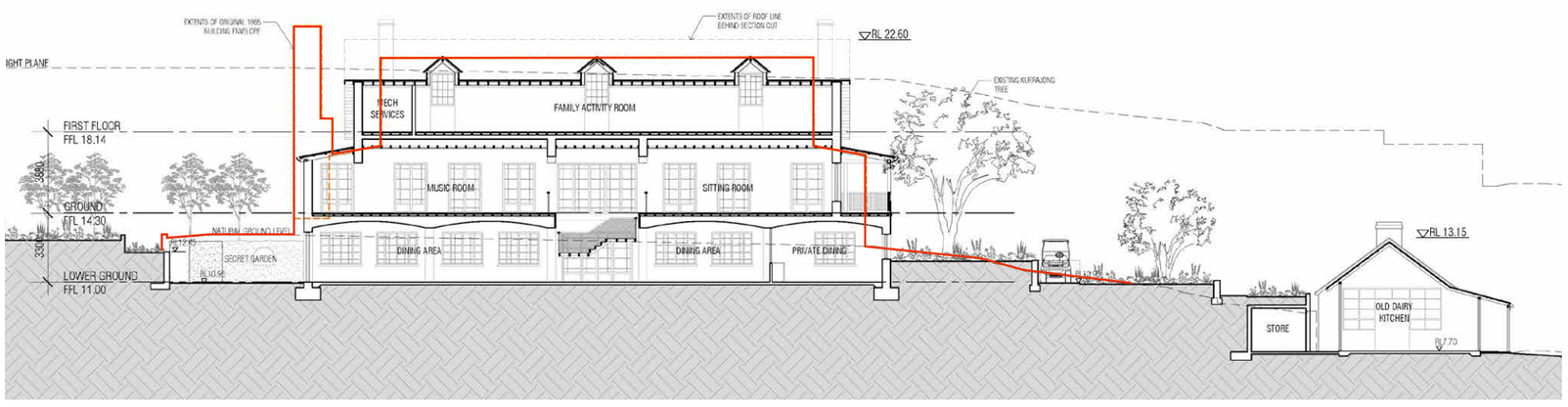


Local stonemason, Kashmir Rouw, inspecting the fragility of the burnt limestones.

WALLCLIFFE HOUSE - Reimagined



PROPOSED GROUND LEVEL PLAN (red line shows original building footprint)

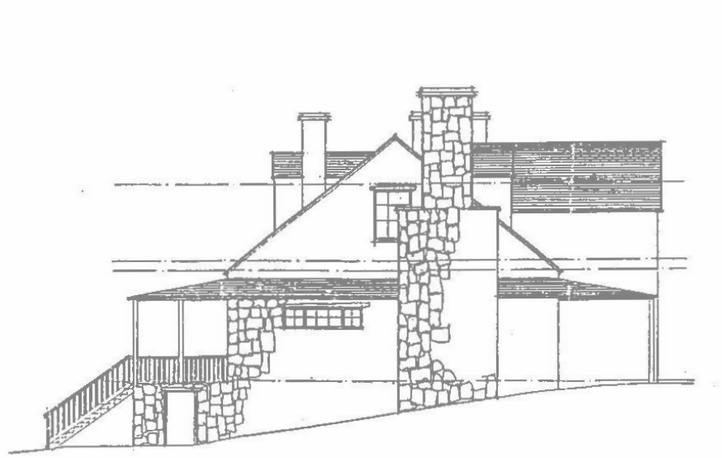


PROPOSED LONG SECTION (red line shows original building extents)

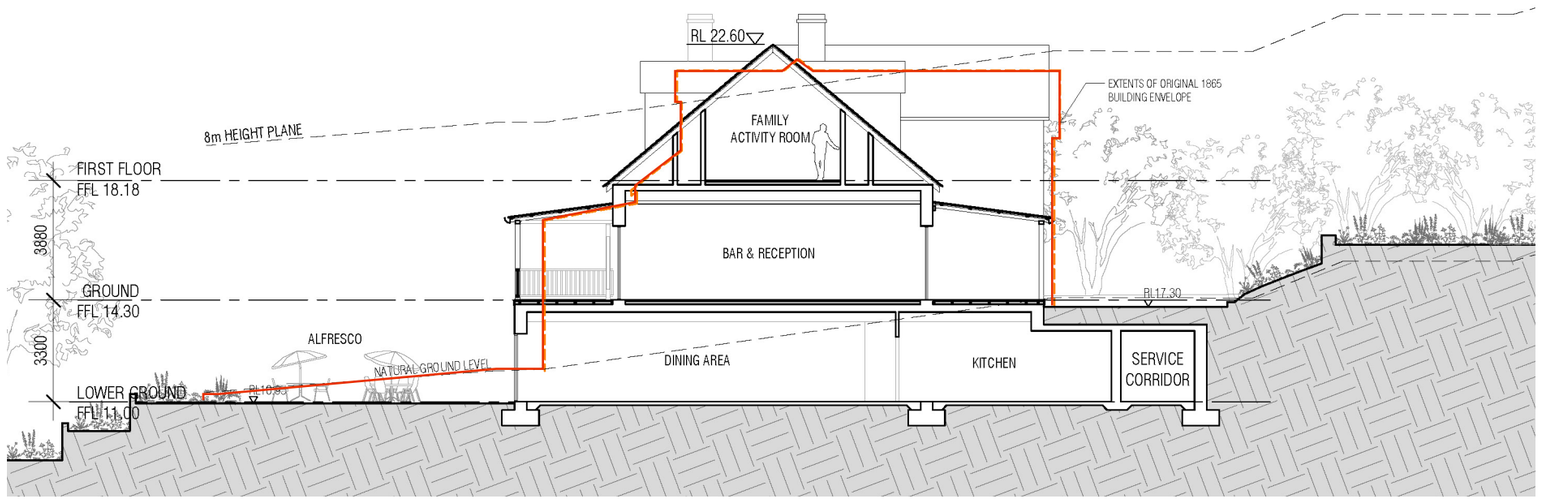
Our proposal for the new Wallcliffe House and Old Dairy is to rebuild on almost exactly the same footprints as the original heritage structures.

The intent is to rebuild with the same materials and architectural features, but with different internal wall arrangements, a few more windows at ground level to increase the natural light & ventilation, and a larger basement to fit the restaurant...

WALLCLIFFE HOUSE - Reimagined



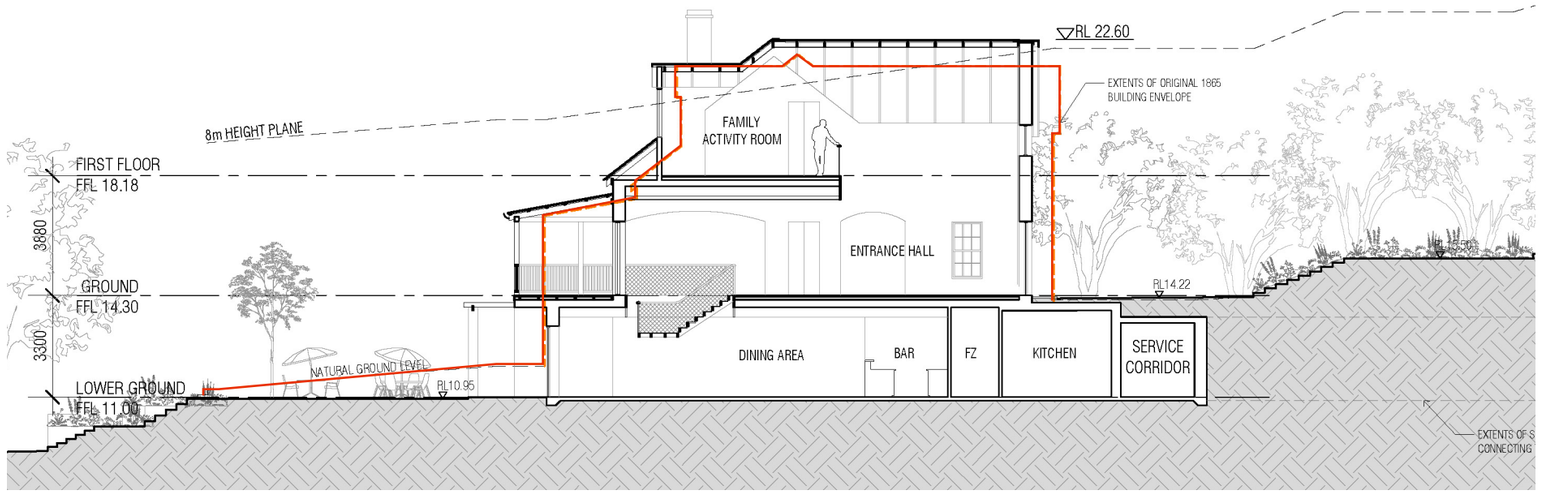
ORIGINAL WEST ELEVATION



PROPOSED CROSS SECTION (red line shows original building extents)

Increasing the size of the basement (relative to the original house's basement) means that we can meet the spatial, functional & experiential requirements of the Brief whilst maintaining the scale & proportions of the original Bussell house.

Importantly, the size of the proposed building has been reduced from previous iterations following feedback from the Heritage Council.



PROPOSED CROSS SECTION (red line shows original building extents)

WALLCLIFFE HOUSE - Overview



Wallcliffe House

- Main Restaurant & Bar
- Hotel Reception & Guest Services
- Family Activity Space

Old Dairy

- Complimentary support space for Main Restaurant

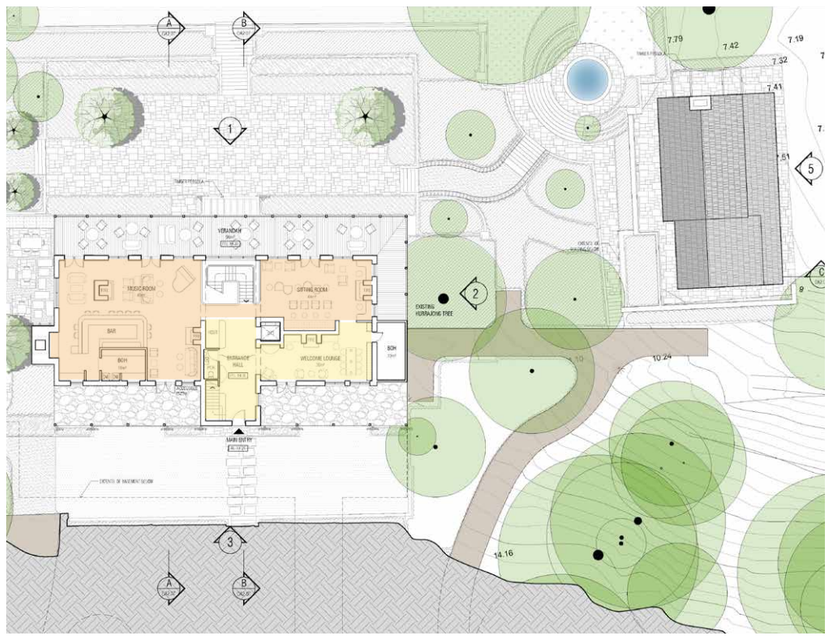
ACCOMMODATION

FOOD & BEVERAGE

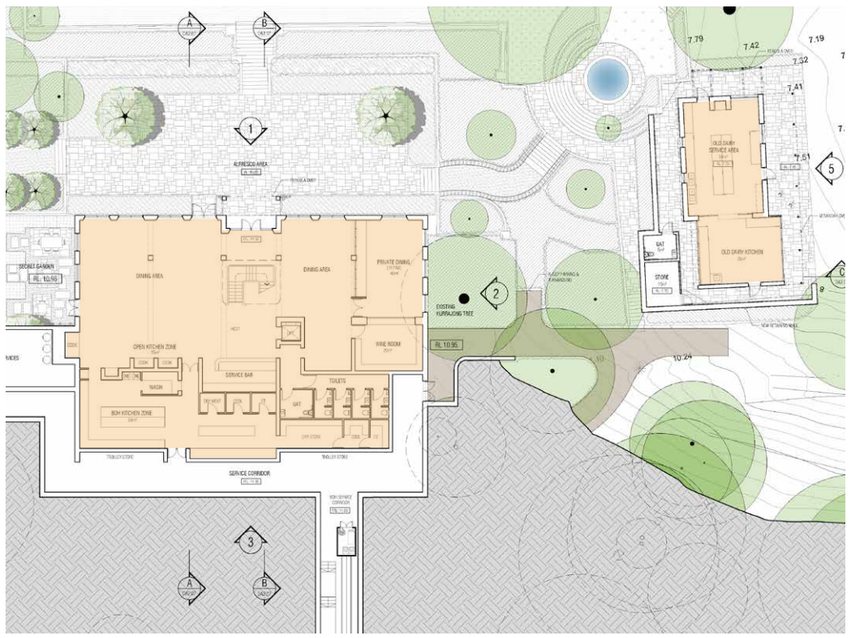
EXPERIENCES



FIRST FLOOR PLAN



GROUND FLOOR PLAN



LOWER FLOOR PLAN

WALLCLIFFE HOUSE - Reimagined

The new Wallcliffe House retains the key architectural features, proportions and materiality that are synonymous with its heritage character.



WALLCLIFFE HOUSE - Reimagined

The rebuild will be handcrafted by local tradespeople using limestone from the existing ruin.



WALLCLIFFE HOUSE - Reimagined

The croquet lawn & formal gardens adjacent the House will be retained and enhanced.



WALLCLIFFE HOUSE - Reimagined

The masterplan proposes to protect all trees of significance surrounding the House, including the old Kurrajong tree adjacent the eastern veranda.



WALLCLIFFE HOUSE - Reimagined

Wallcliffe House will be reimagined as once again the spiritual and physical heart of the property, facing the river, surrounded by heritage gardens, with plenty of space to breathe.



Wallcliffe House & The Old Dairy

PART 2

Evolution of The Old Dairy



Evolution of the Old Dairy

Originally built as a cottage to house the workers who built Wallcliffe House.

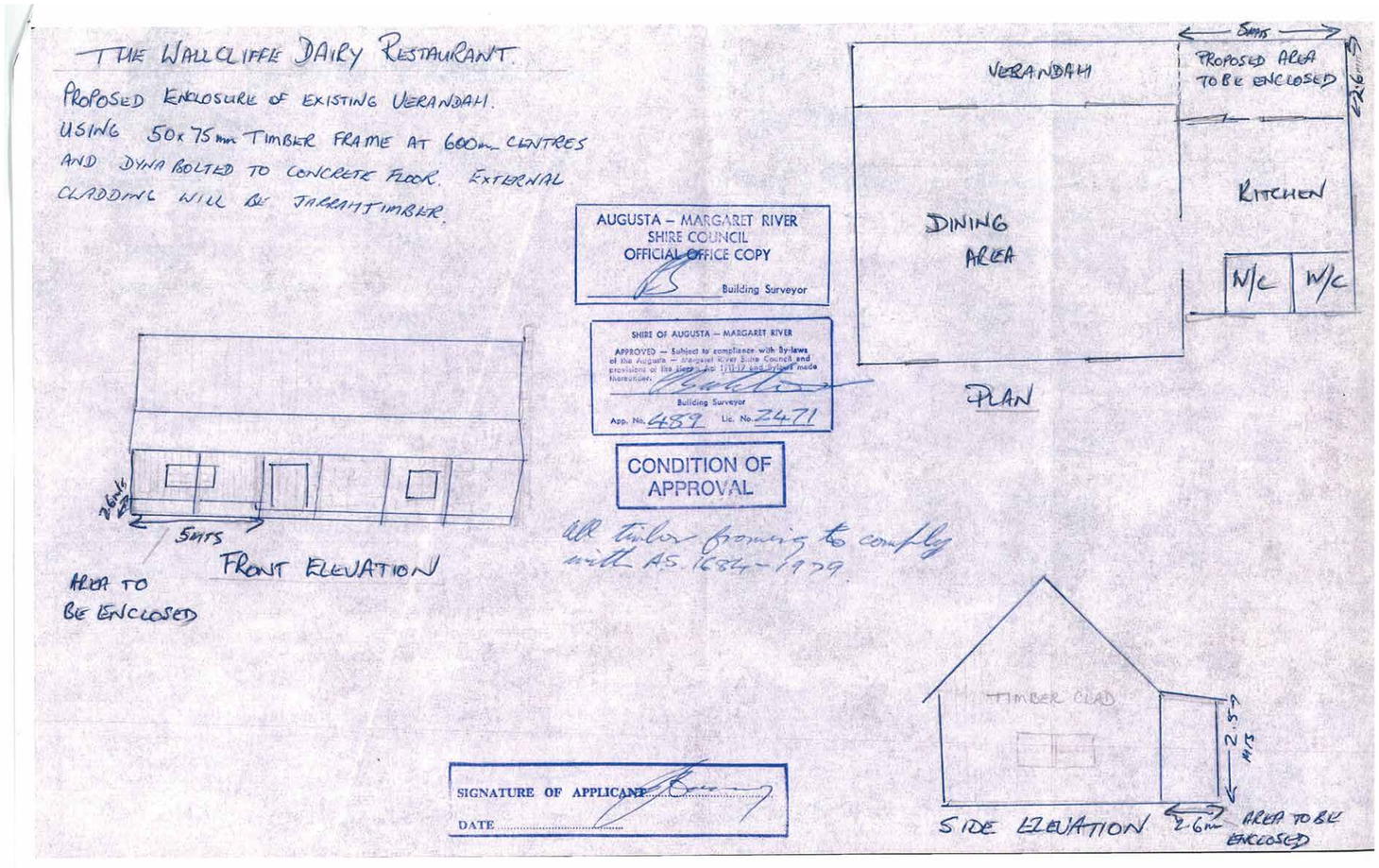


Early 1900's

Wallcliffe dairy

Evolution of the Old Dairy

Renovations 1979 (Building License Plans!!)







1980's & 1990's
(as a restaurant)

Evolution of the Old Dairy

1990's & 2000's
(as a self contained guest room)



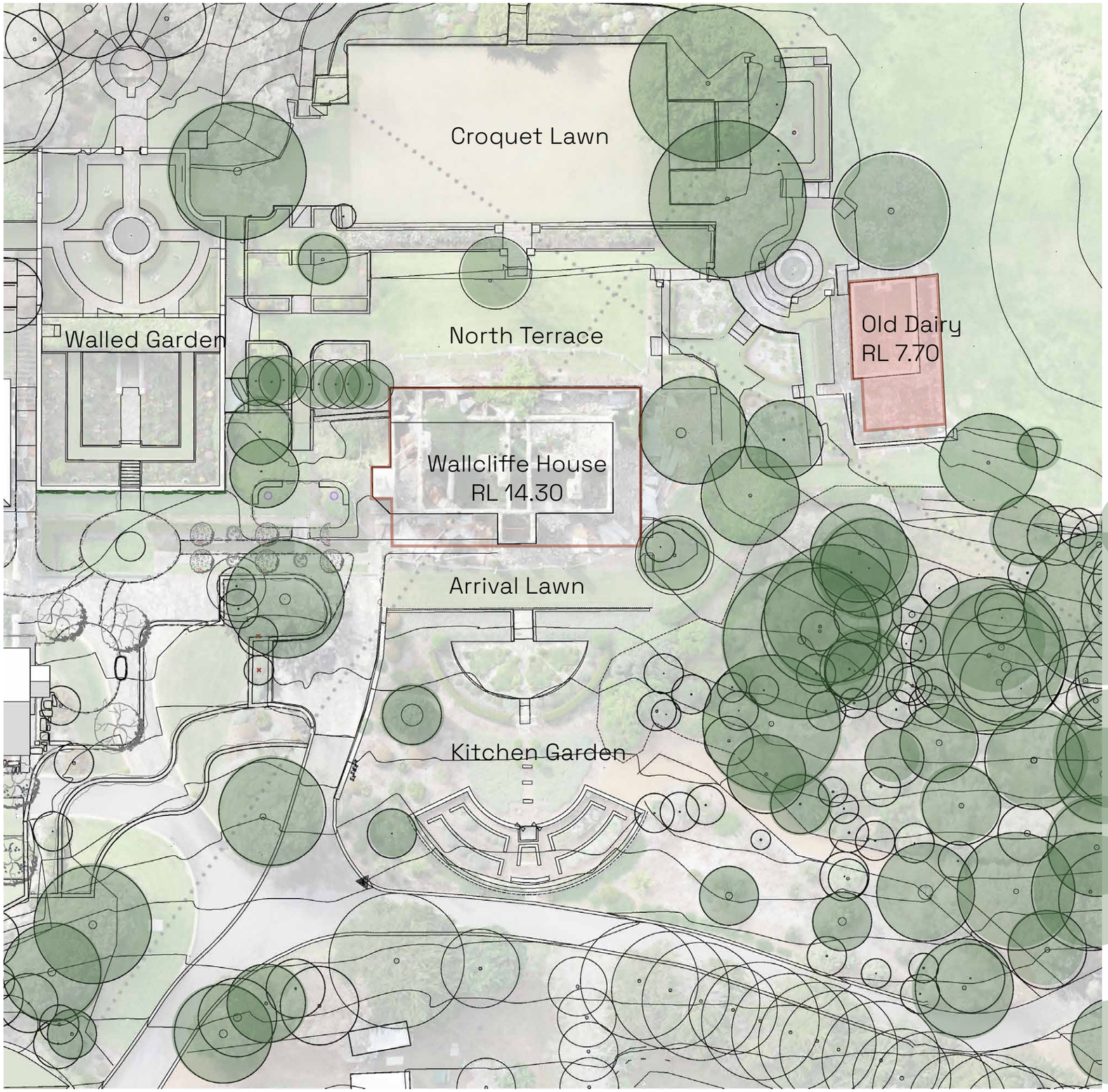








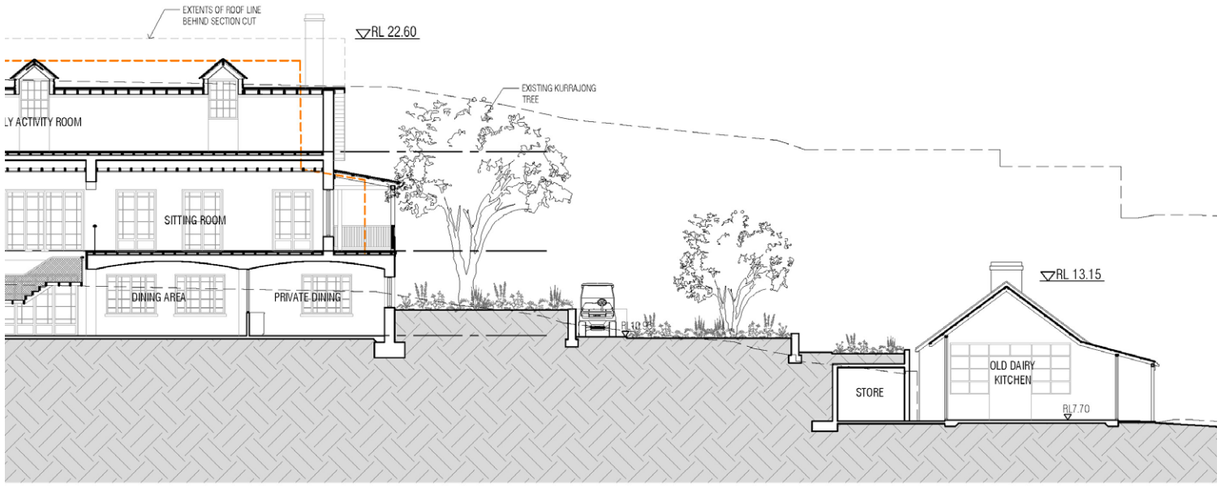
EXISTING CONDITION



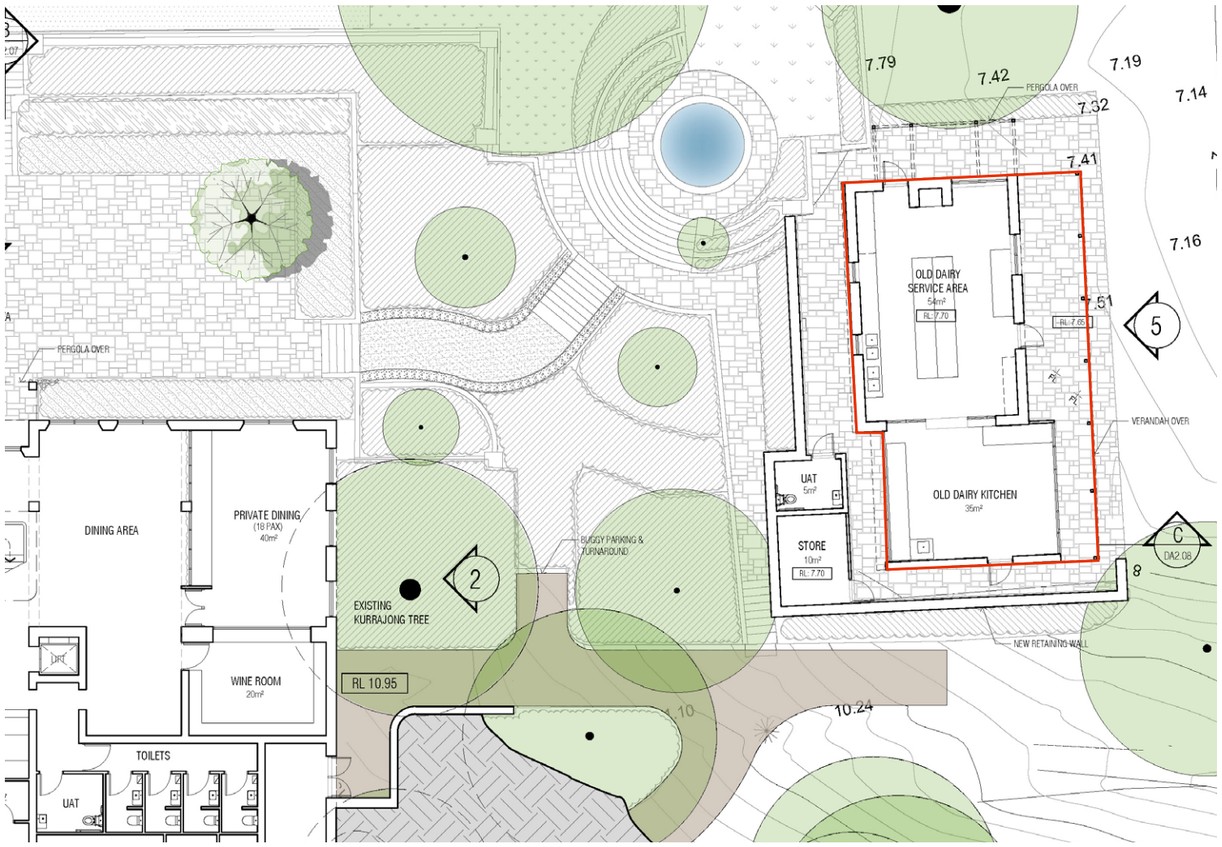
Much like Wallcliffe House, the cooked limestone walls of the Old Dairy are brittle and structurally weak. The proposal moving forward is to deconstruct and reuse the original limestone in the rebuild to create a physical connection to the past.



OLD DAIRY - Reimagined



PROPOSED CROSS SECTION



PROPOSED GROUND LEVEL PLAN
(red line shows original Old Dairy footprint)

Our proposal for the Old Dairy is to rebuild on exactly the same footprint as the original heritage structure.

The intent is to rebuild with the same materials and architectural features, but with a different internal layout to suit the requirements of the Brief.

Complimentary amenities and storage space are concealed under the adjacent retained garden bed.

OLD DAIRY - Reimagined

The Old Dairy has been reimagined as a guest-facing culinary space to complement the main restaurant in Wallcliffe House.

The proposed design will see it used as a place to host artisan workshops, culinary tastings, and some basic food preparation & preservation, depending on the season.







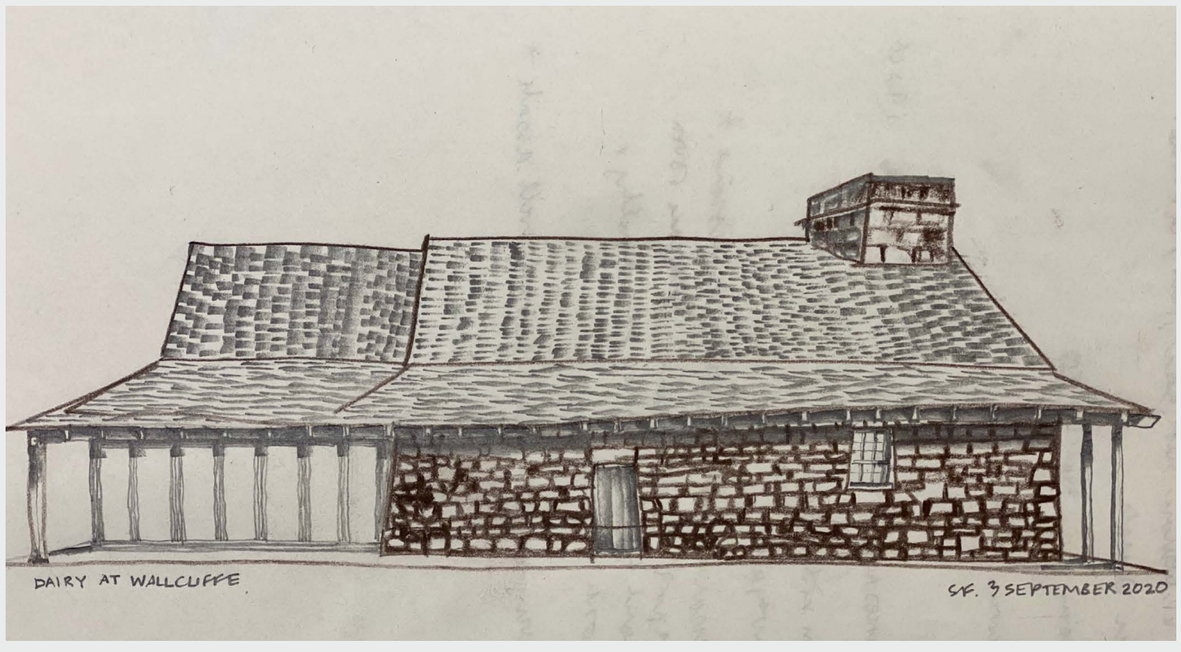








EARLY CONCEPT SKETCH



OLD DAIRY - Reimagined

Importantly, the heritage characteristics such as roof quirks, scale, materiality & proportions have all been retained.



OLD DAIRY - Reimagined



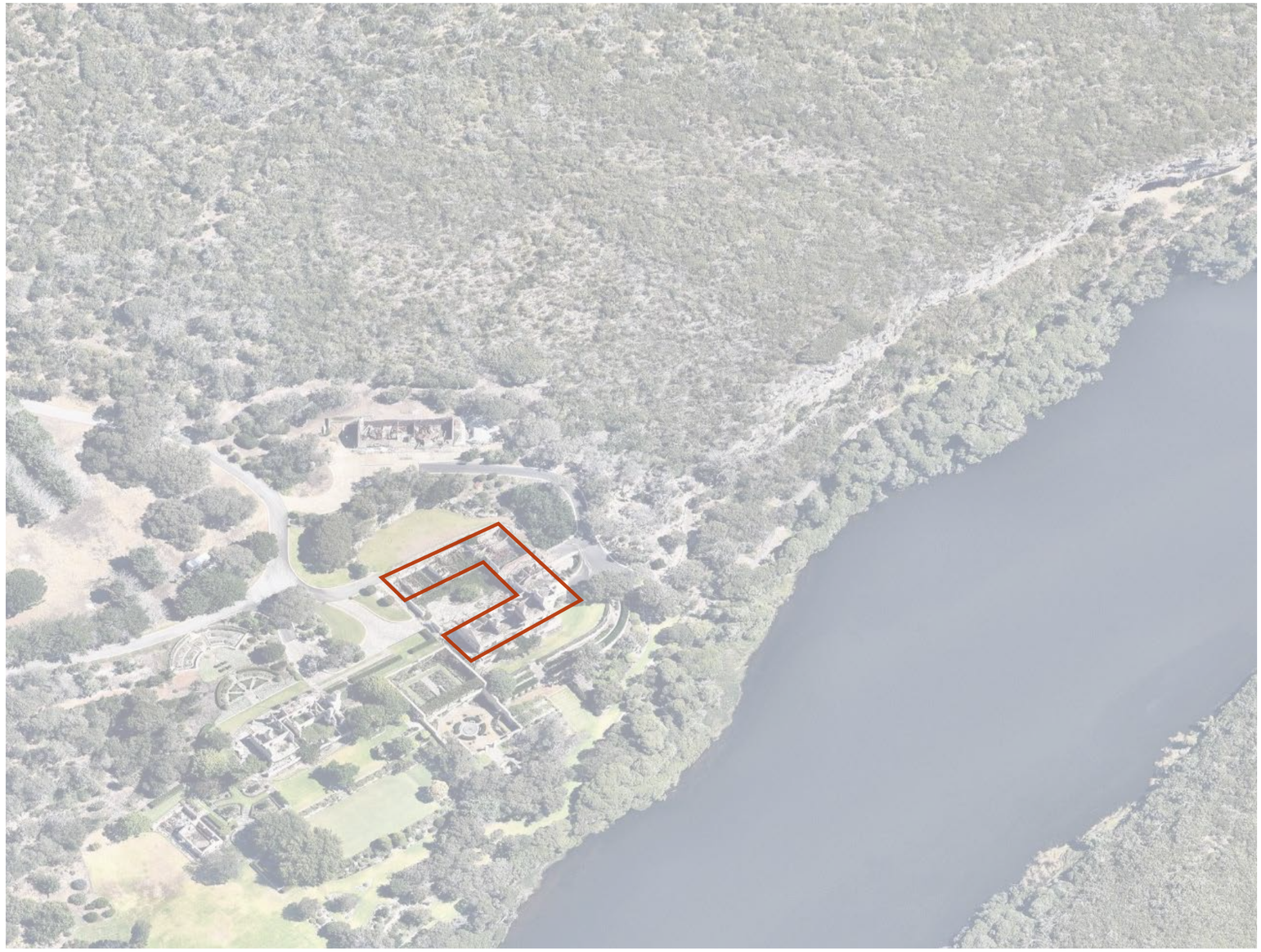
(zooming in) Masterplan ZONE 2



RIVER WING & SPA

The former Chaney Residence was a 3 storey (plus spa turret) private home that occupied a large horseshoe-shaped footprint on the western side of the property, beside the historic Mulberry Tree.

The landscape here has been heavily altered with formal terraces and large, curved limestone caprock retaining walls.



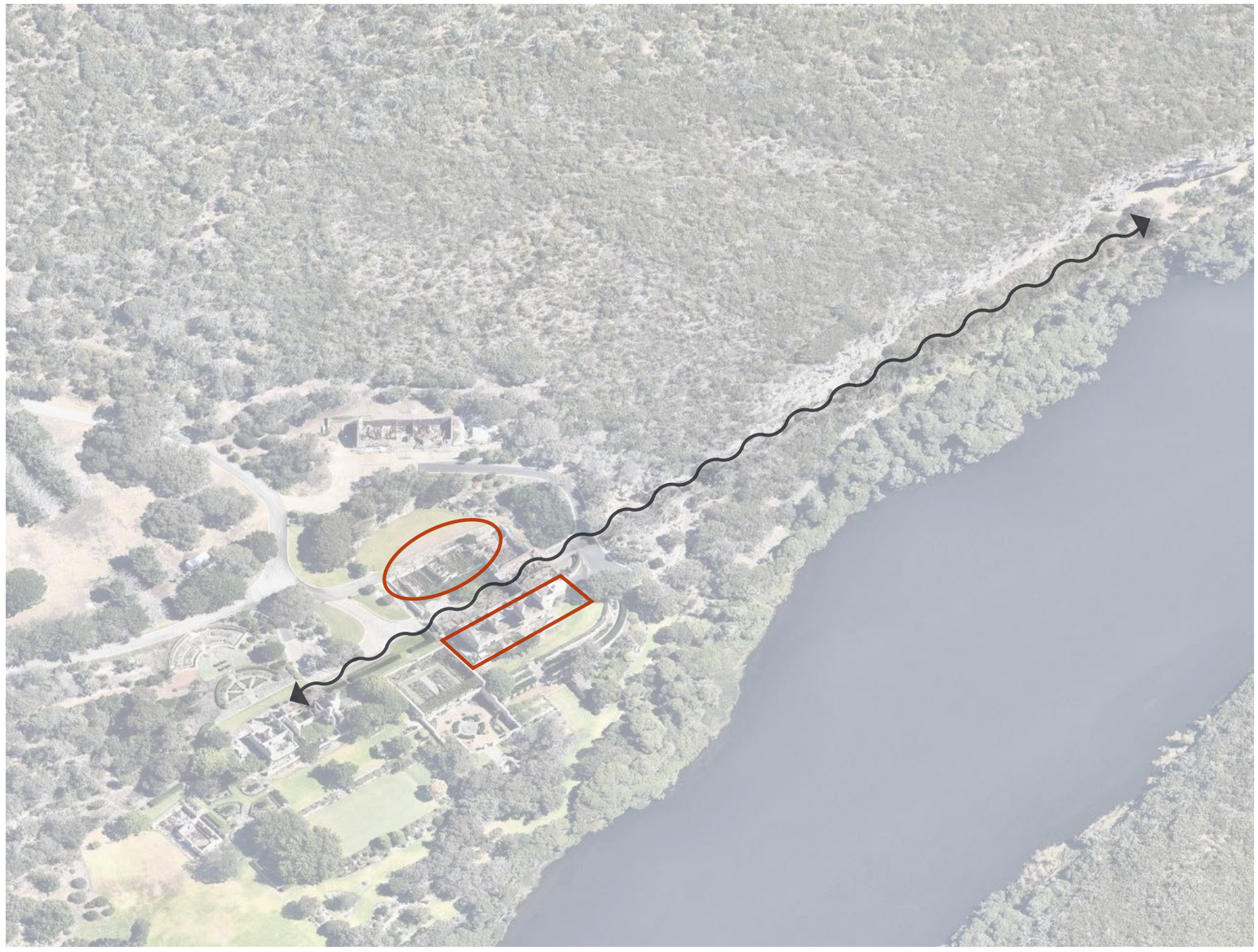
FOOTPRINT OF THE FORMER CHANEY RESIDENCE



THE CHANEY RESIDENCE FORCOURT (pre-fire)

RIVER WING & SPA

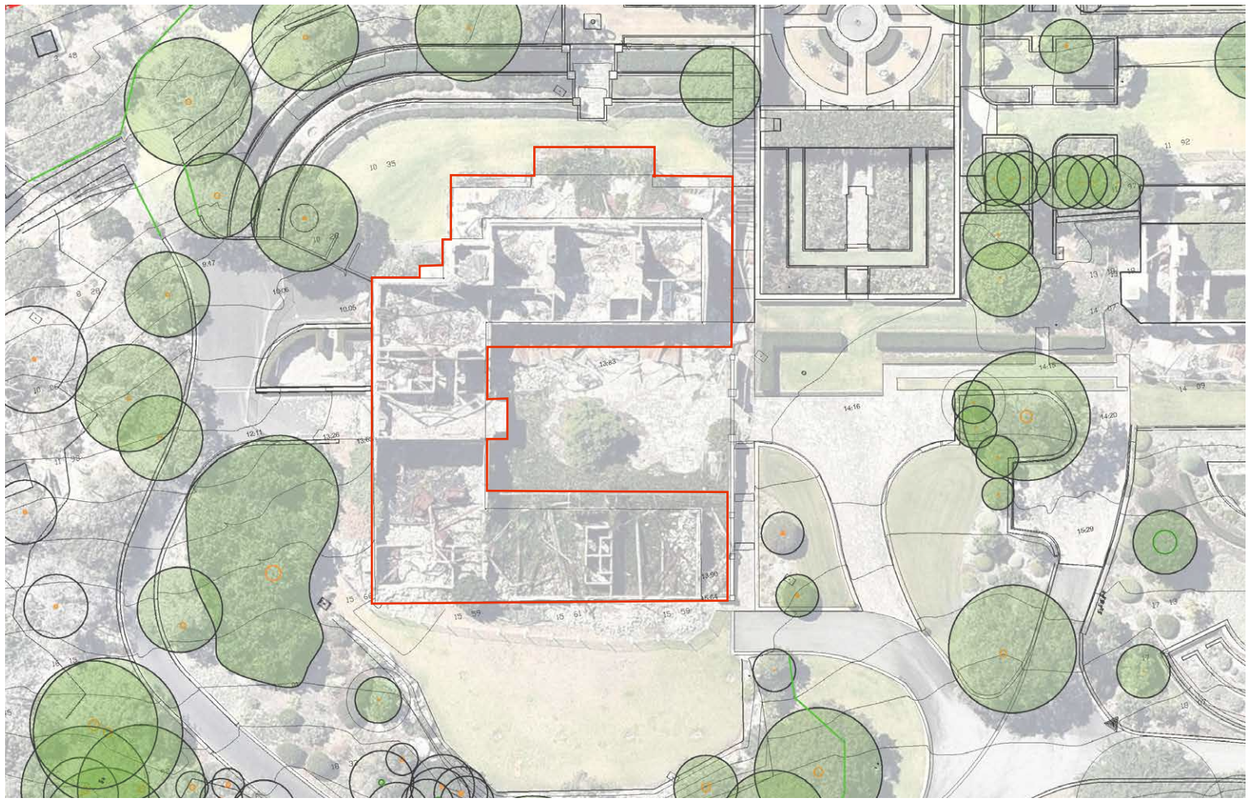
In re-imagining the built form for this part of the site, our design proposal splits the mass to create two independent buildings - one for guest rooms, the other for wellness spa - thereby reconnecting both the visual and spiritual connection of Wainilyinup (the cliffs) to Wallcliffe House...



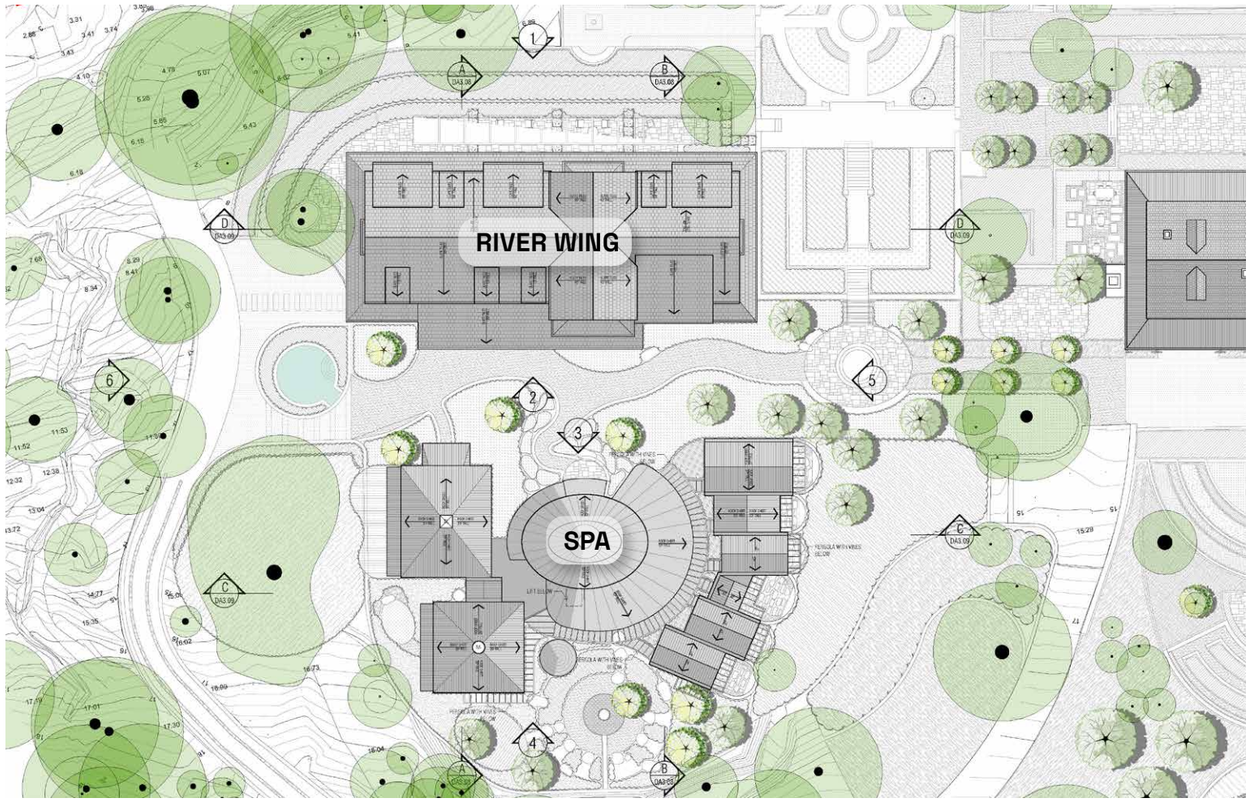
RIVER WING & SPA

The siting of the new buildings carefully navigates a range of complex site conditions such as site levels, the old Mulberry Tree, the existing walled garden & the curved retained rock landscape walls.

Former driveways have been replaced with lush gardens and pedestrian access through the landscape has been increased and improved.



FORMER CHANEY RESIDENCE (red line shows original building footprint)



PROPOSED ROOF PLAN OF RIVER WING & SPA

RIVER WING & SPA - OVERVIEW



River Wing

- 12 hotel keys (12 beds) and a Games Room

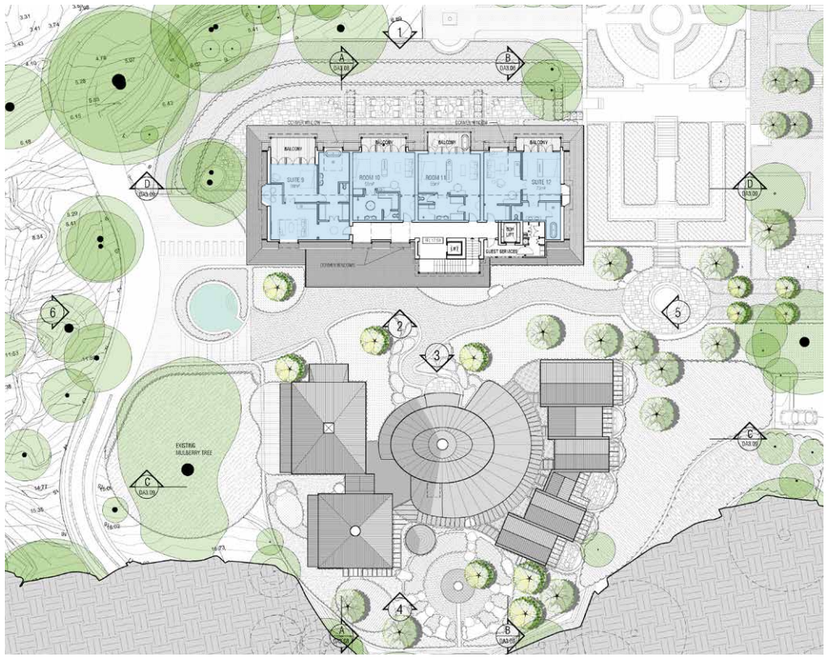
Spa

- Welcome Room, Gym, Studio and 5 treatment rooms at ground level
- Hydrotherapy area with changing amenities at lower level

ACCOMMODATION

FOOD & BEVERAGE

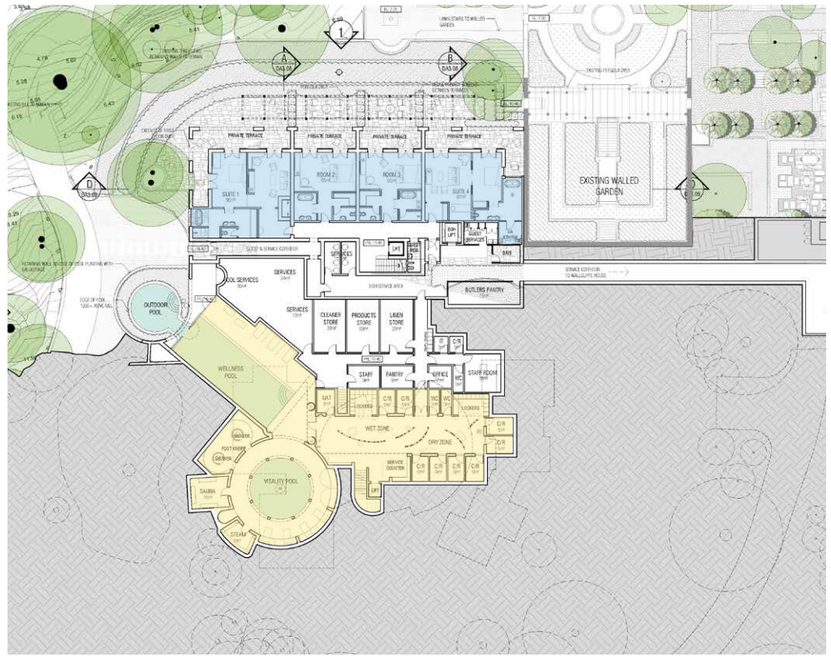
EXPERIENCES



FIRST FLOOR PLAN



GROUND FLOOR PLAN

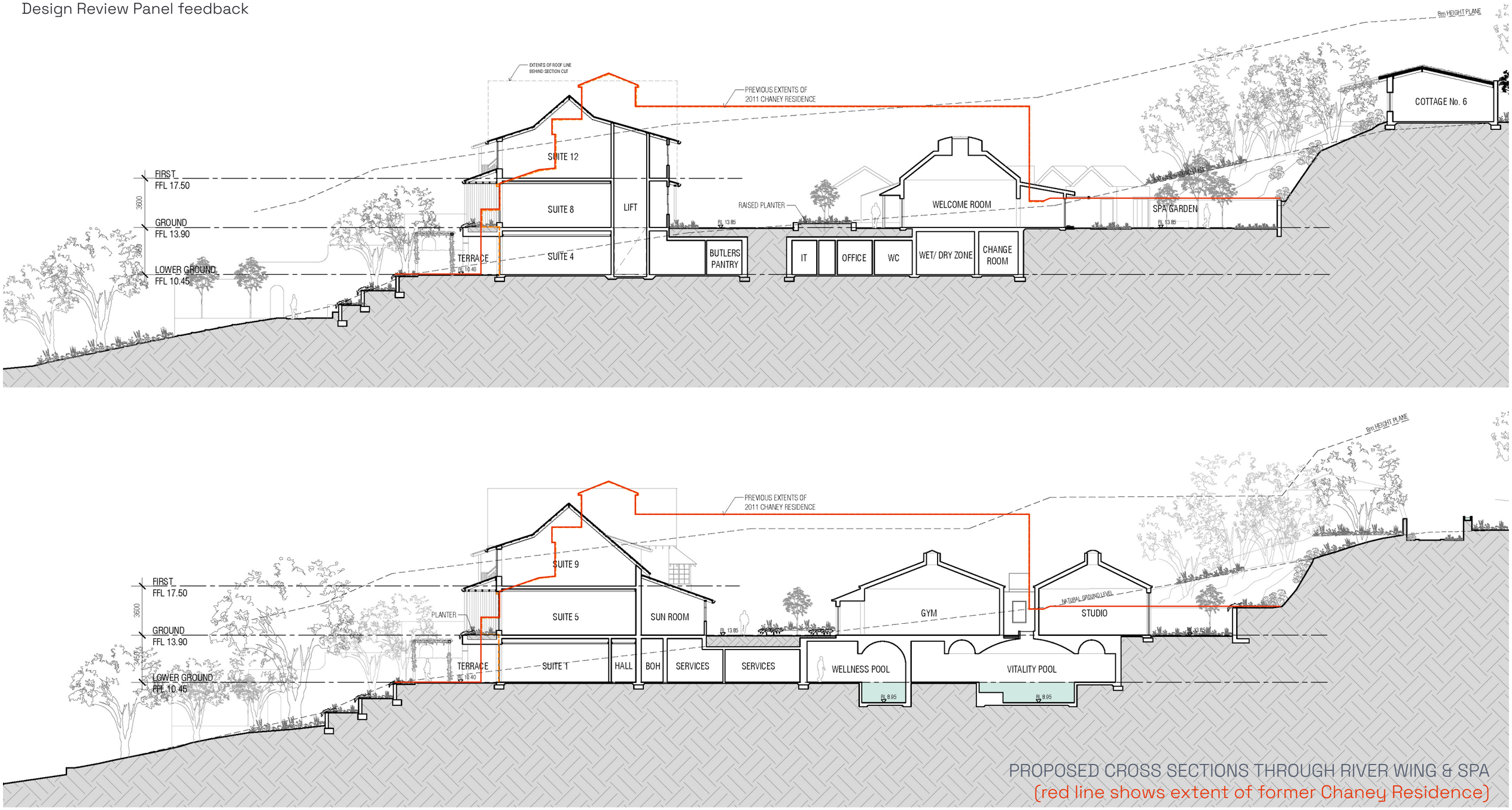


LOWER FLOOR PLAN

RIVER WING & SPA

"The River Wing building is a higher scale than the Homestead, but sits within the building envelope of the former Chaney house, which has precedence on the site."

Design Review Panel feedback

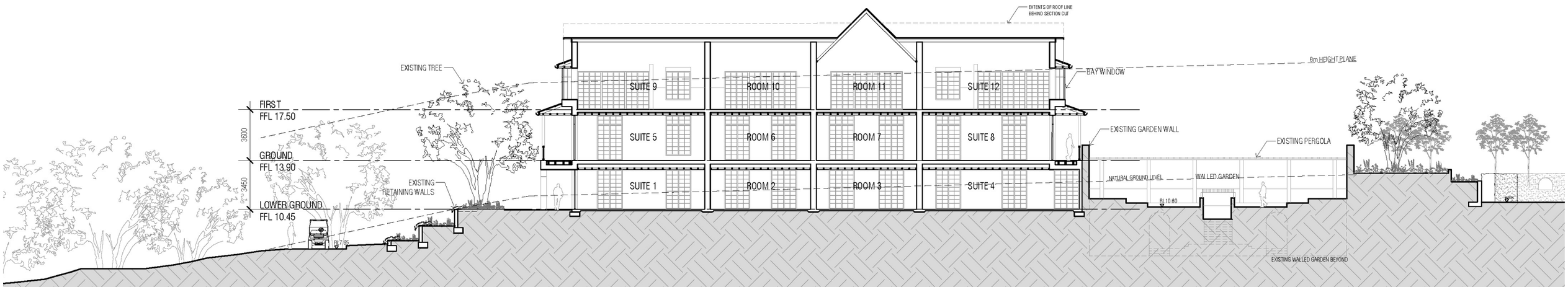


PROPOSED CROSS SECTIONS THROUGH RIVER WING & SPA
(red line shows extent of former Chaney Residence)

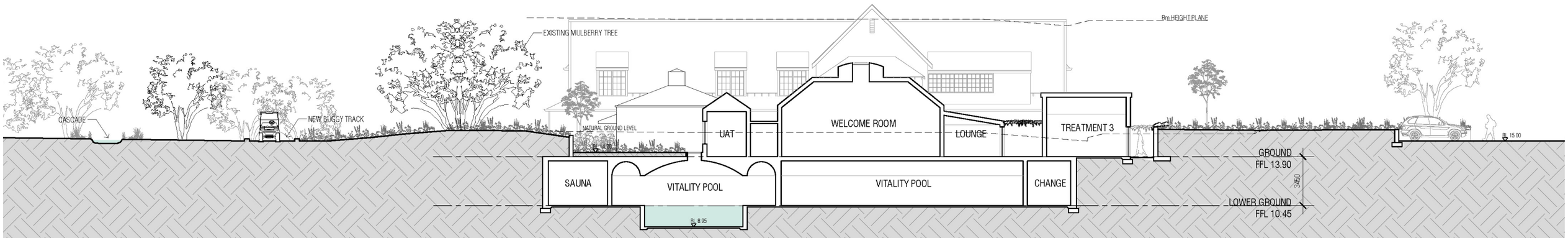
RIVER WING & SPA

"The River Wing building is a higher scale than the Homestead, but sits within the building envelope of the former Chaney house, which has precedence on the site."

Design Review Panel feedback



PROPOSED LONG SECTION THROUGH RIVER WING



PROPOSED LONG SECTION THROUGH SPA

RIVER WING & SPA



The new buildings are sited so as to retain and respect the existing formal gardens and significant landscape features & trees

RIVER WING & SPA



The River Wing presents as a two storey building atop a scultural limestone plinth.

RIVER WING & SPA



The wellness pool has been carved into the previously disturbed footprint of the former Chaney Residence and pedestrian access enhanced throughout the area.

RIVER WING & SPA

Sitting low in the landscape, the spa buildings embrace an organic and fluid arrangement and allow clear sightlines to the osprey nest and cliffs beyond.



RIVER WING & SPA

The spa courtyard backs onto a large existing rock wall. It will be a calm outdoor space, with scented gardens and a modest water feature for guest relaxation & contemplation.



RIVER WING & SPA

The entrance facade of the River Wing presents as a two storey building, separated from the Spa by curving garden paths.



A wrap-around veranda and roof eaves provide weather protection for openings and entrances.

RIVER WING & SPA

We have designed the main cross gable of the River Wing building to align with the prominent landscape axis of the existing mature gardens below.



Upper floor rooms occupy the main gable roof space and utilise large dormers for balconies so as to reduce the bulk & scale of the building.



RIVER WING & SPA



View of River Wing as seen from the croquet lawn in front of Wallcliffe House.

(zooming in) Masterplan ZONE 3



CLIFF WING

The Cliff Wing occupies the site of the former Gardener's Shed from the Chaney era. This area is perched higher up the site and takes advantage of vistas in two directions, both up and down the river.





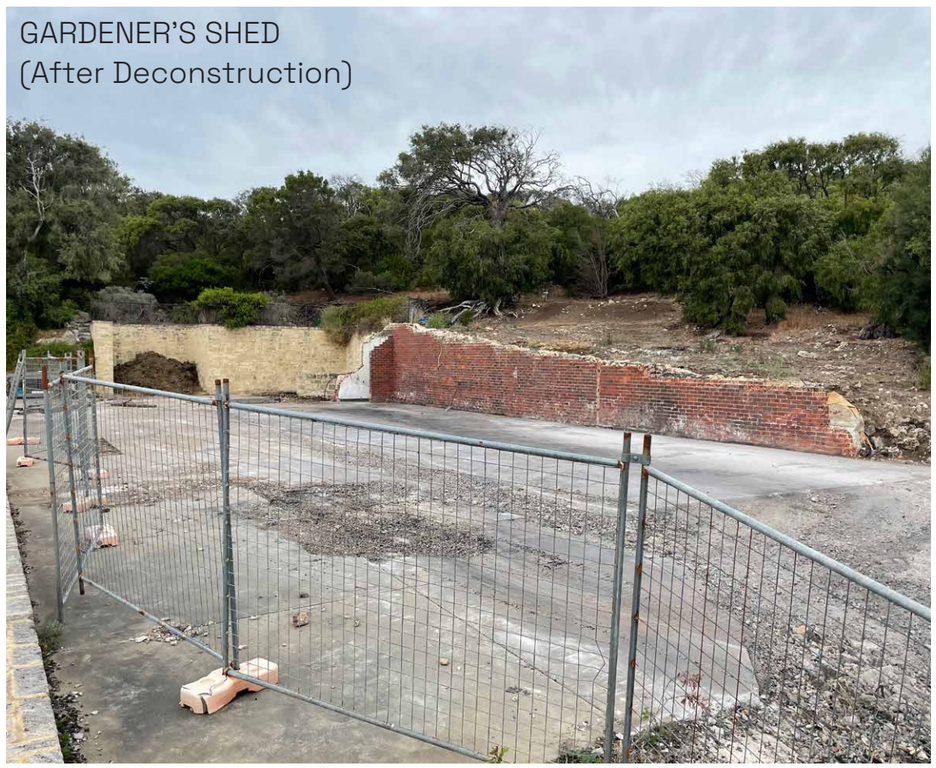
CLIFF WING - Existing Condition

The siting of the proposed Cliff Wing buildings are the result of a highly considered design approach that prioritises the retention of existing trees and only seeks to rebuild on previously disturbed land...

EXISTING TREES AND BUILDABLE ZONE
(red line shows original building footprint)





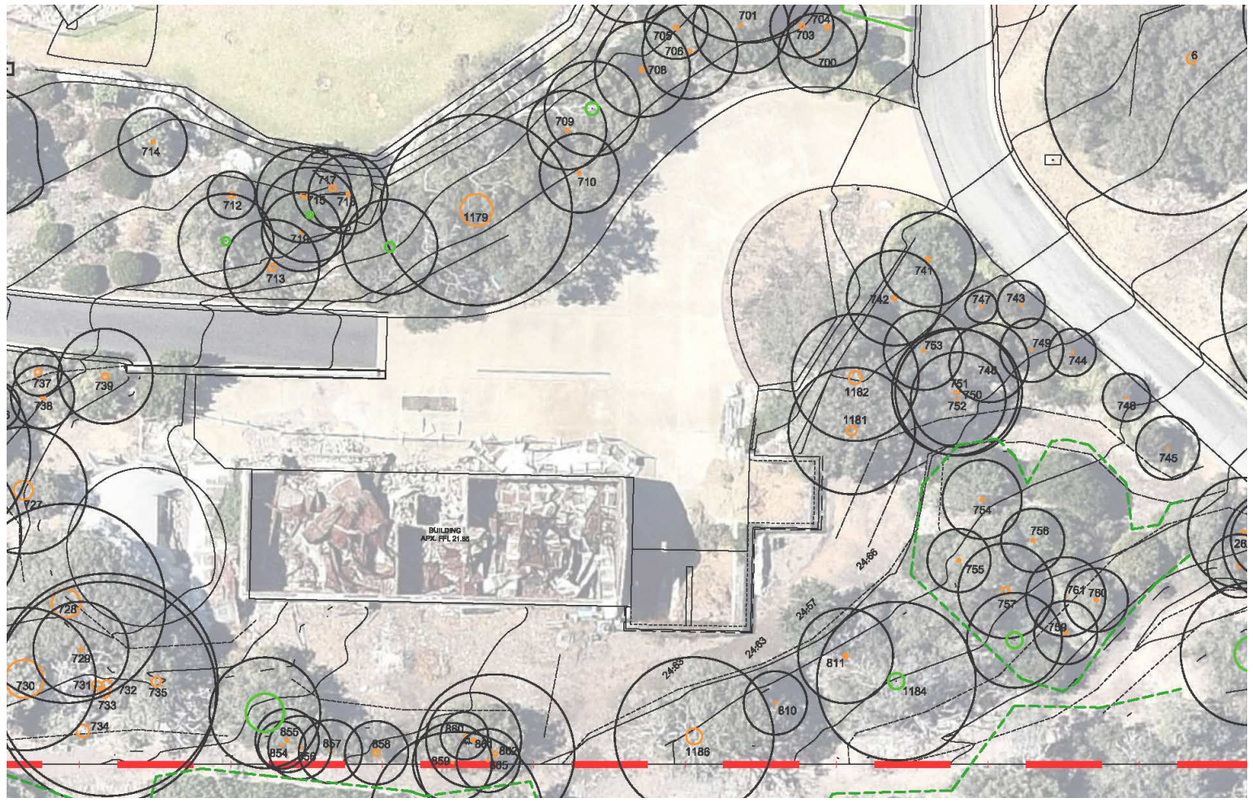


CLIFF WING - Siting the Buildings

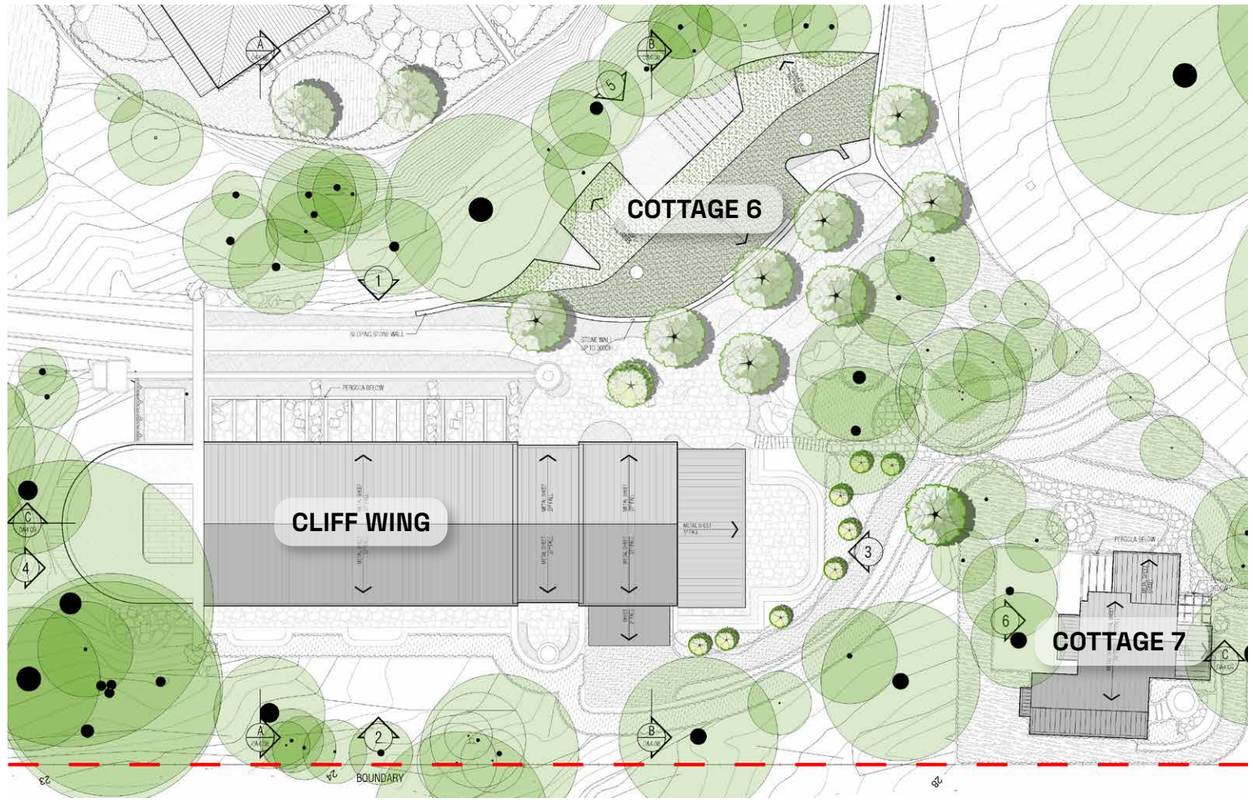
Three new accommodation buildings have been nestled amongst the existing landscape to create a unique precinct for guests.

The existing concrete driveway will be replaced with native gardens, curvaceous footpaths & shaded terraces.

The variation of roof forms & heights ensure sightlines are protected and existing tree heights are respected.



FORMER GARDENER'S SHED



PROPOSED ROOF PLAN OF CLIFF WING & COTTAGES

CLIFF WING - Overview



Cliff Wing

- 6 hotel keys (6 beds) and a multi-purpose guest dining space

Cottage 6

- 1 hotel key (2 beds)

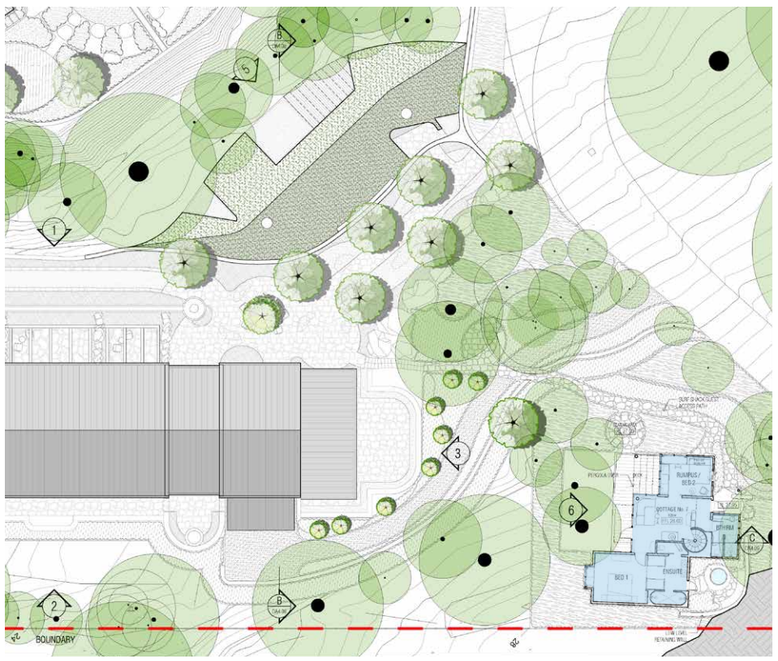
Cottage 7

- 1 hotel key (2 beds)

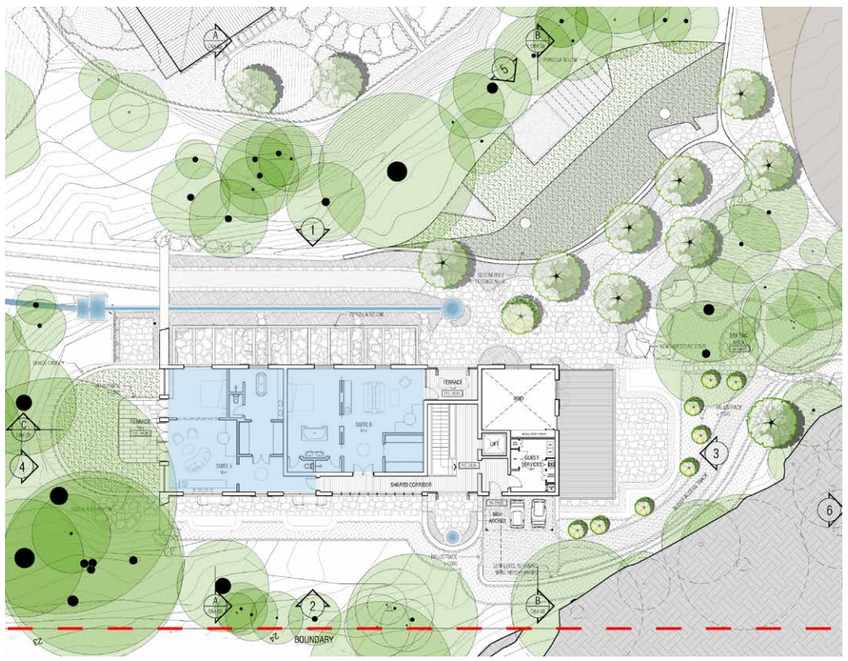
ACCOMMODATION

FOOD & BEVERAGE

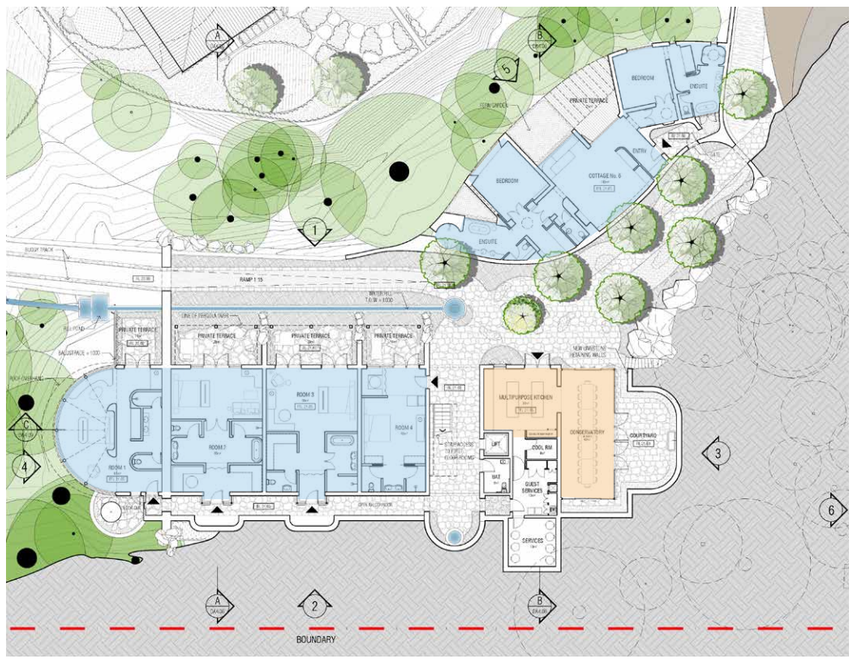
EXPERIENCES



CLIFF WING ROOF PLAN & GROUND FLOOR PLAN OF COTTAGE 7

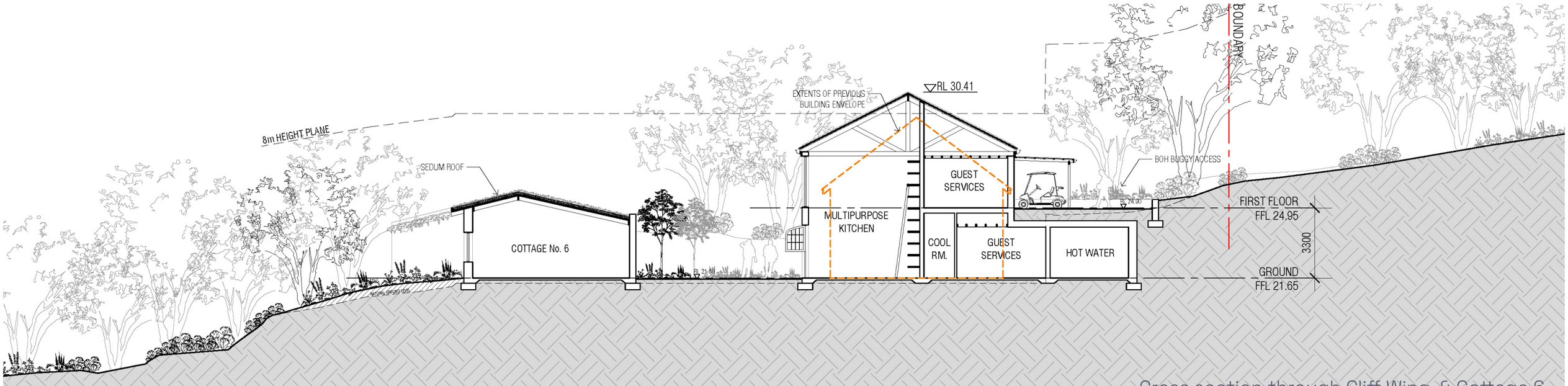


CLIFF WING FIRST FLOOR PLAN

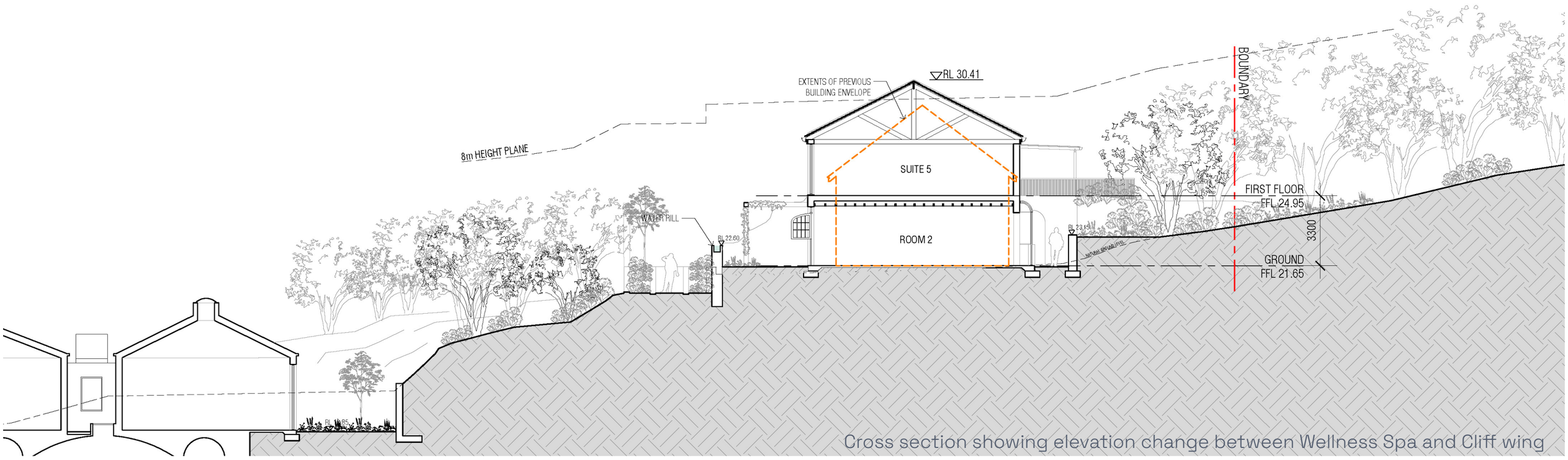


CLIFF WING GROUND FLOOR PLAN

CLIFF WING - Siting the Buildings



Cross section through Cliff Wing & Cottage 6



Cross section showing elevation change between Wellness Spa and Cliff wing

CLIFF WING - Siting the Buildings



Cross section showing elevation change between Cliff wing & Cottage 7

South elevation of Cliff Wing showing level change in terrain

CLIFF WING

Perched above the Spa on the footprint of the former Gardener's Shed, the Cliff Wing takes advantage of vistas up & down the river.



CLIFF WING



A timber & stone two storey building reminiscent of former stables, set amongst a series of landscaped courtyard spaces.

Garden paths meander through the Cliff Wing courtyard providing access to rooms and landscape gardens beyond.

CLIFF WING (view of Cottage 7)



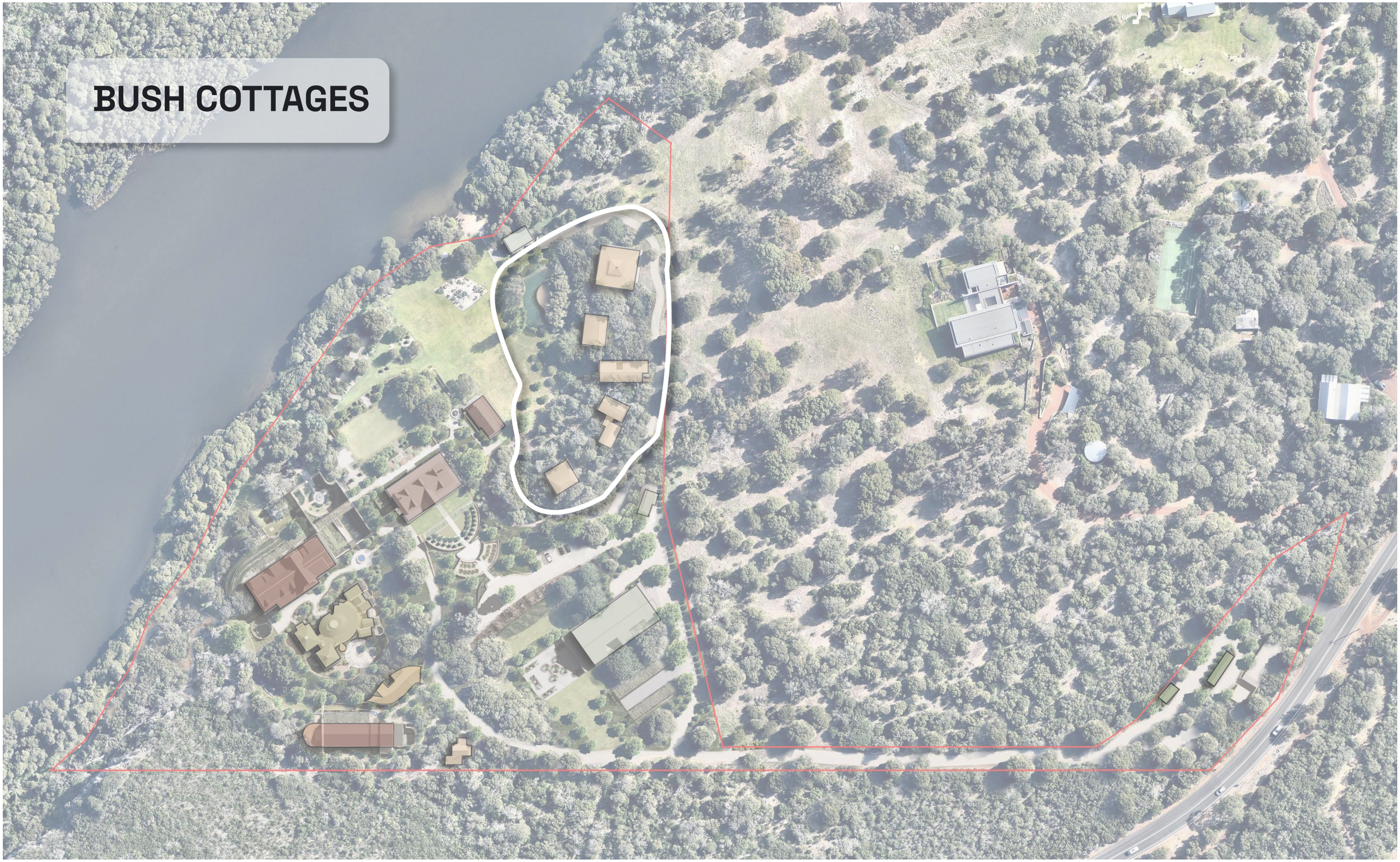
Sited high on the hill amongst the existing trees, Cottage 7 enjoys a private entrance path and separation from the other Cliff Wing rooms.

CLIFF WING (view across green roof of Cottage 6)



Sculpted into the curves of the existing landscape, the limestone walls of Cottage 6 frame the entrance to the Cliff Wing courtyard & garden paths beyond

(zooming in) Masterplan ZONE 4

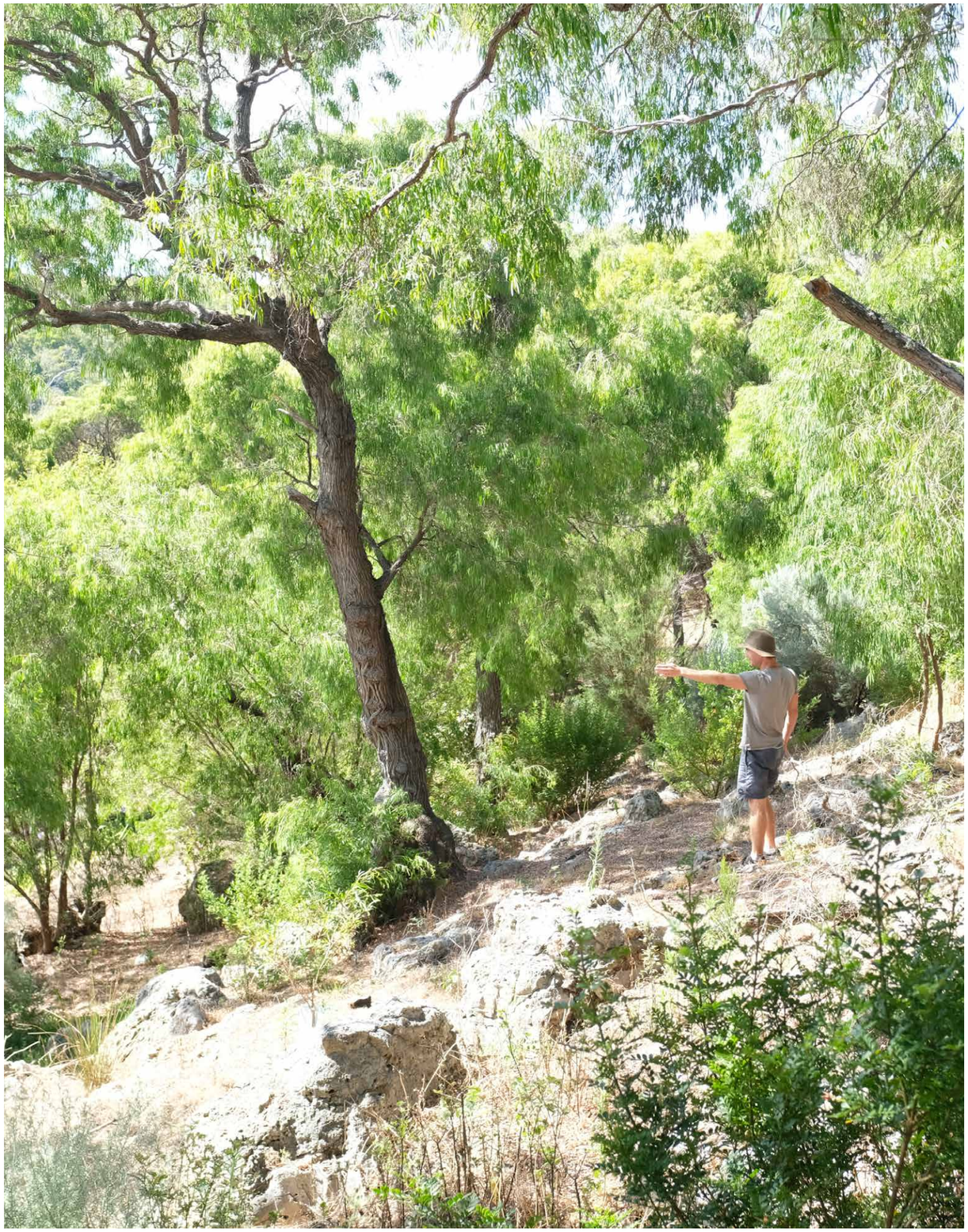


BUSH COTTAGES - Existing Condition

The site of the Bush Cottages is the steepest part of the property and has the greatest number of established trees.

These conditions present challenges in siting new buildings but offer opportunities in the way of increased privacy and connection to nature...





BUSH COTTAGES - Site analysis

Mapping the opportunities & constraints

A detailed on site tree study by the local design team, supported by Emerge Associate's environmental & bushfire insights, identified approximately 90 trees in this area that are worthy of retention.

Mapping these trees provided the creative team with cues as to the most appropriate zones that would be amenable to retaining the oldest and most beautiful trees whilst maximising view opportunities and cottage privacy.

Walking the site rock by rock with a surveyor also allowed the team to accurately locate the extent of the protruding limestone outcrop.

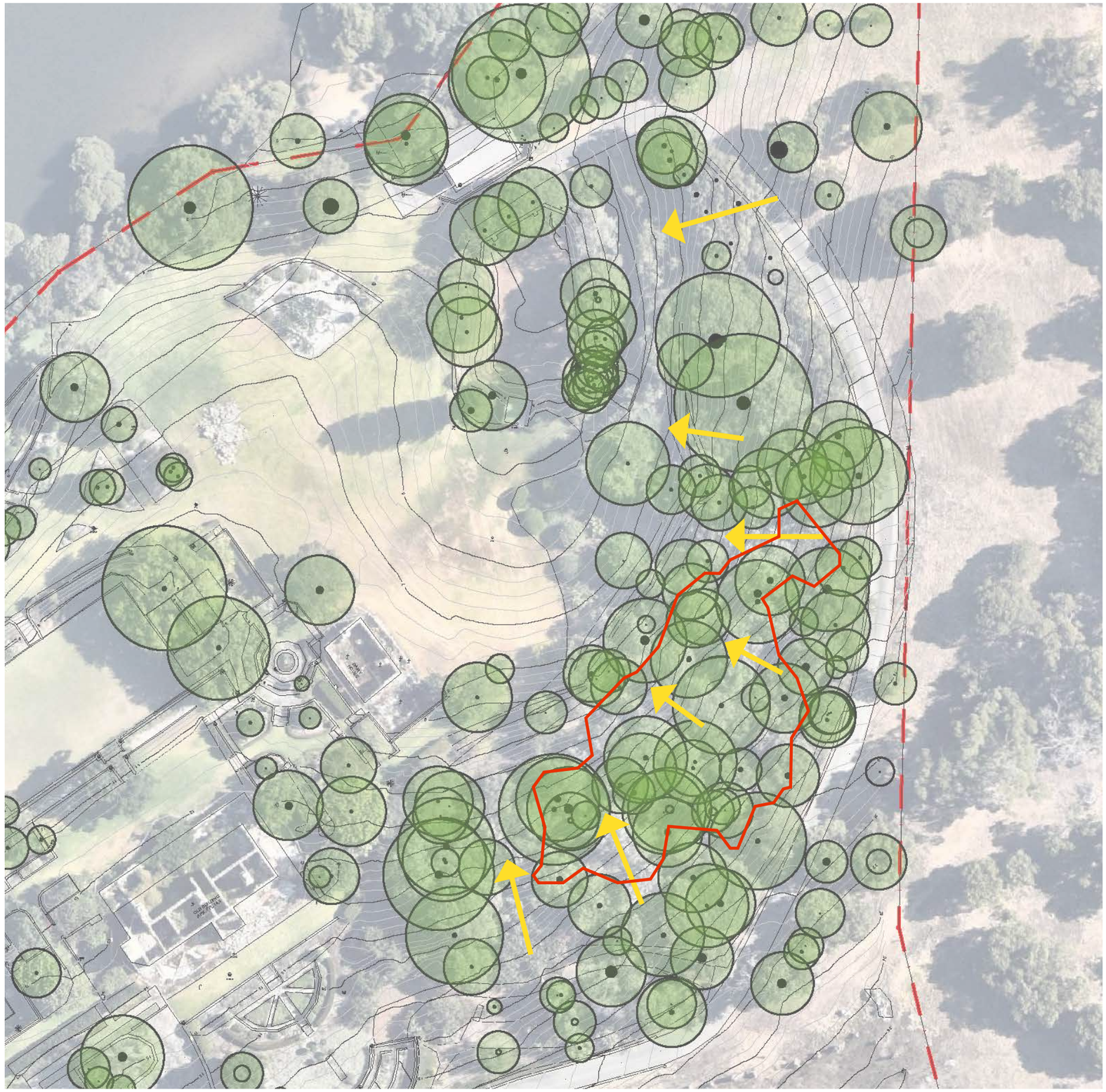
Potential view corridors

Established trees (retain where possible)

Extent of exposed limestone outcrop

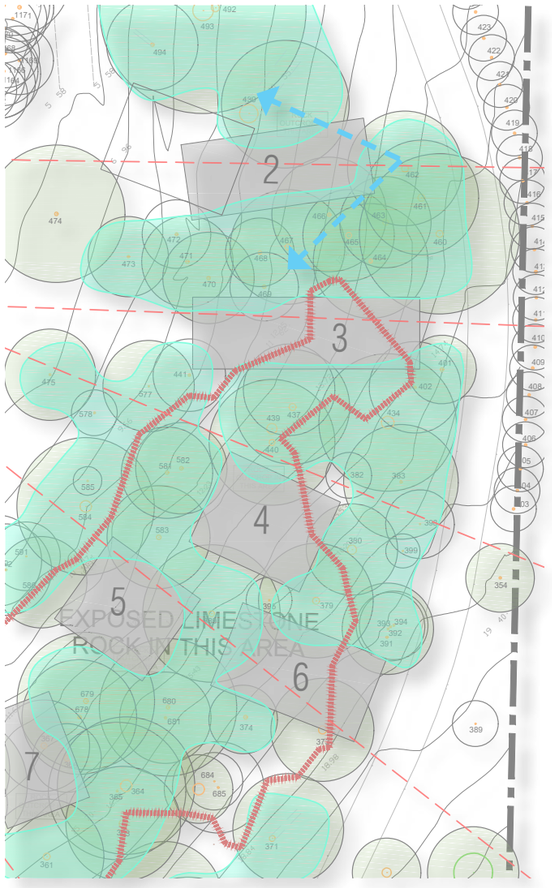
1m contours

Lot boundary



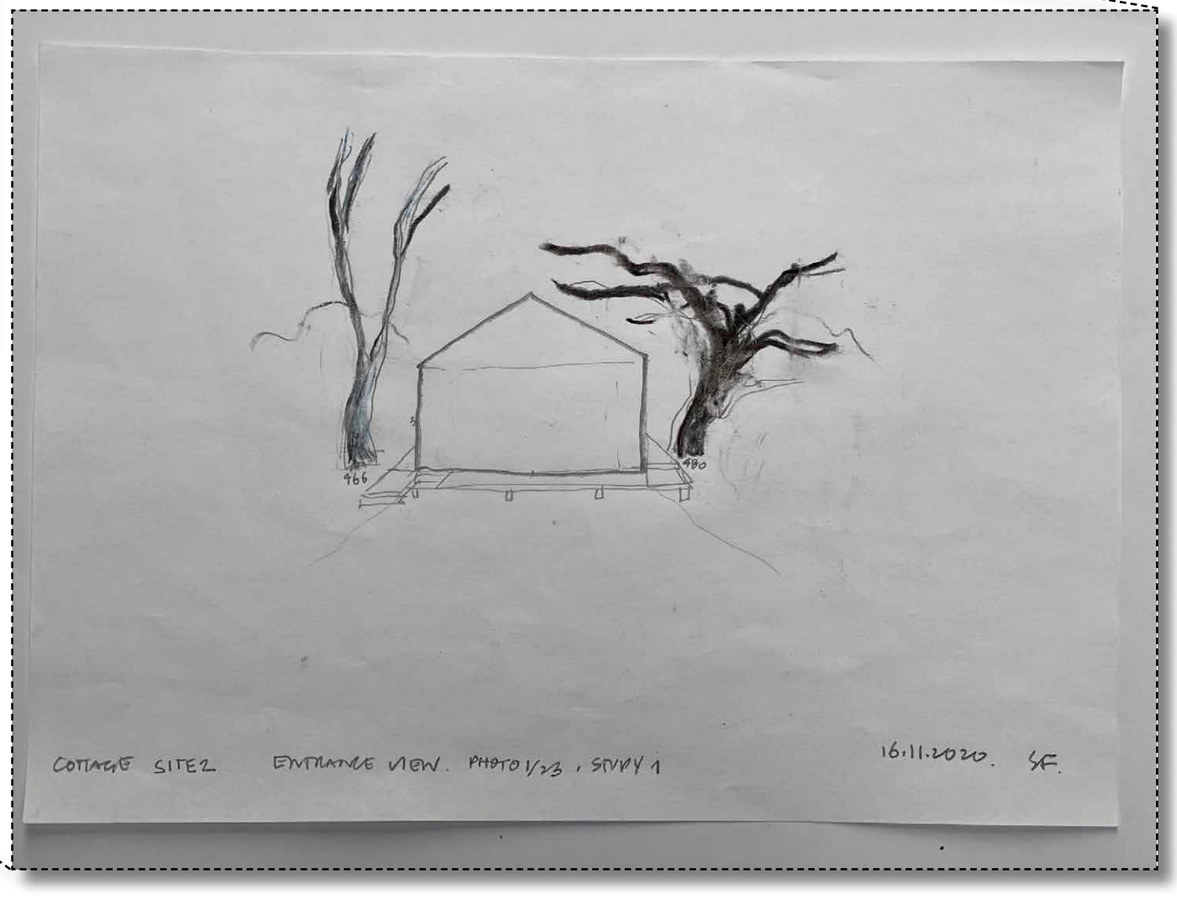
BUSH COTTAGES - Siting the Buildings

Using a combination of sketches, 3D modeling and LiDAR imagery, numerous studies were conducted by the Design Team during the concept design phase to test potential cottage locations and built form opportunities...



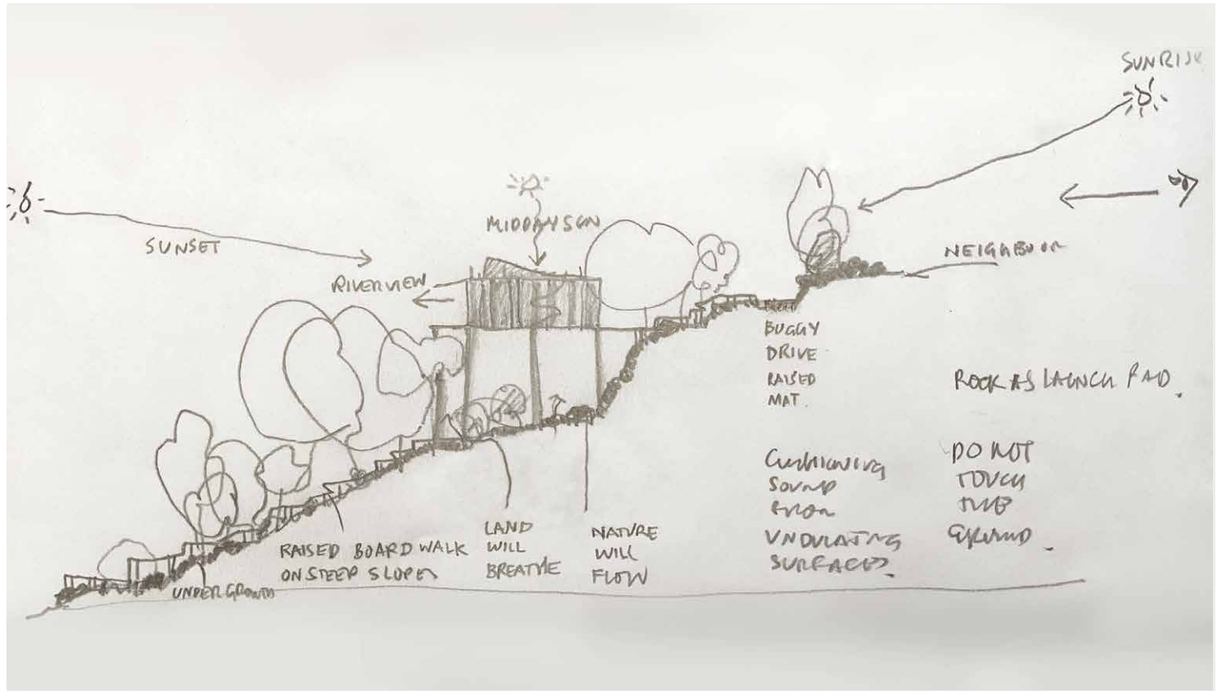






Example of site analysis diagrams during Concept Design phases

BUSH COTTAGES - Siting the Buildings



"The scheme is planned around the trees, and all significant existing trees remain. Elevated among the treetops, construction sits lightly on the landscape.

Raised boardwalk has minimal interference with the ground surface, allowing vegetation underfoot to thrive."

Spencer Fung Architects





Early LiDAR model tests of conceptual built form envelopes

BUSH COTTAGES - Overview



SITE PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SUB-FLOOR PLAN

Keys total= 5
Beds total= 9

Cottage 1_1 hotel key (3 beds)

Cottage 2_1 hotel key (1 bed)

Cottage 3_1 hotel key (2 beds)

Cottage 4_1 hotel key (2 beds)

Cottage 5_1 hotel key (1 bed)

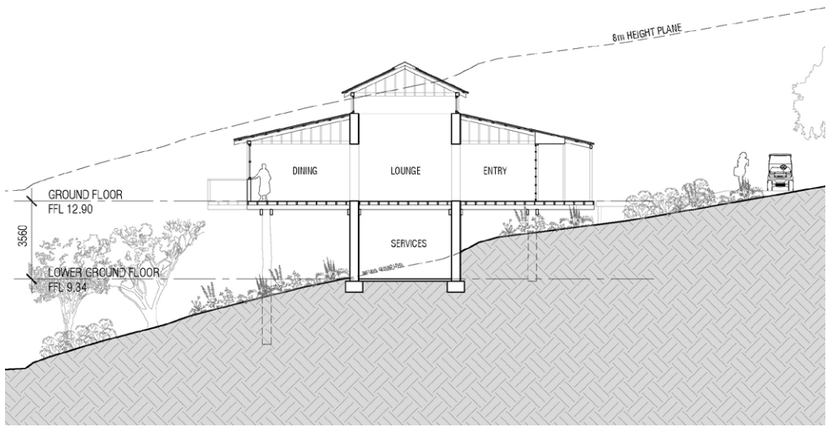
ACCOMMODATION

FOOD & BEVERAGE

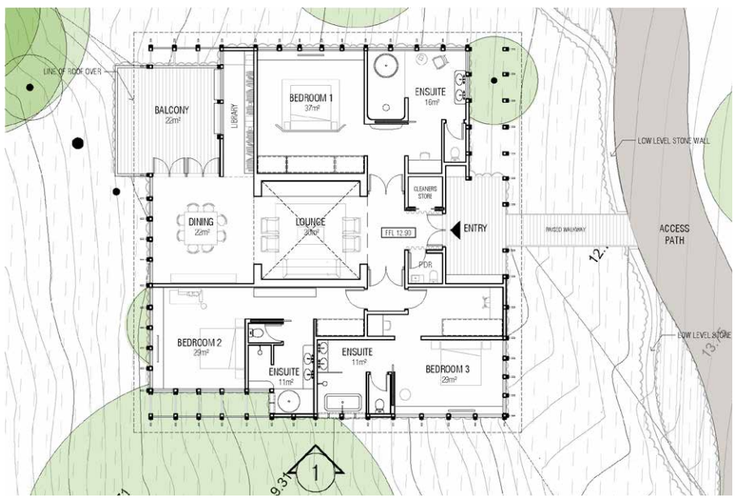
EXPERIENCES

BUSH COTTAGES - Examples of Section, Elevation, Plan

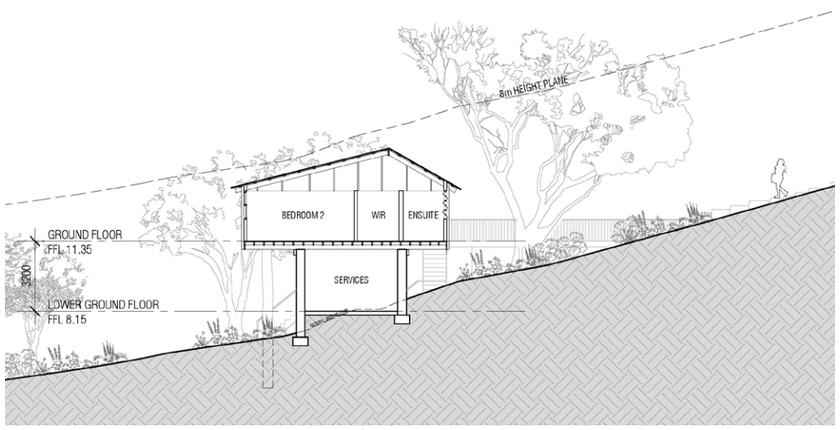
Cottage 1_(3 beds)



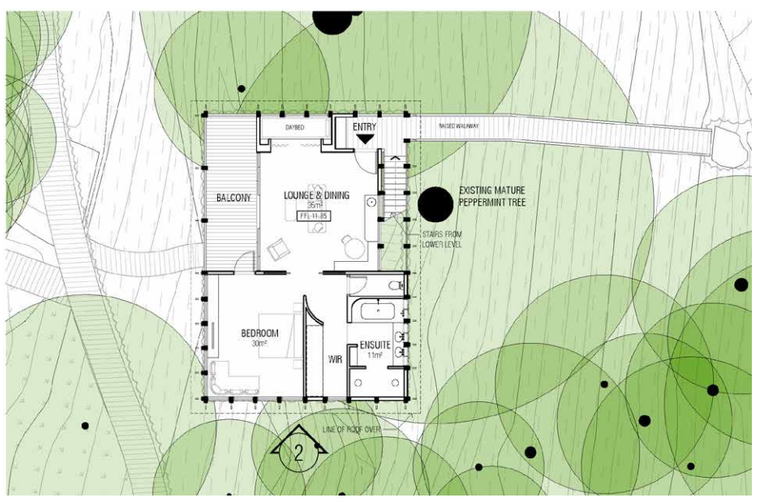




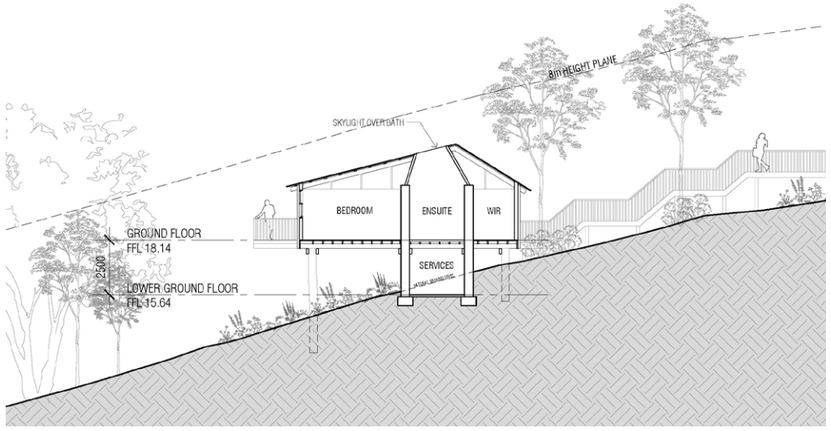
Cottage 3_(2 beds)



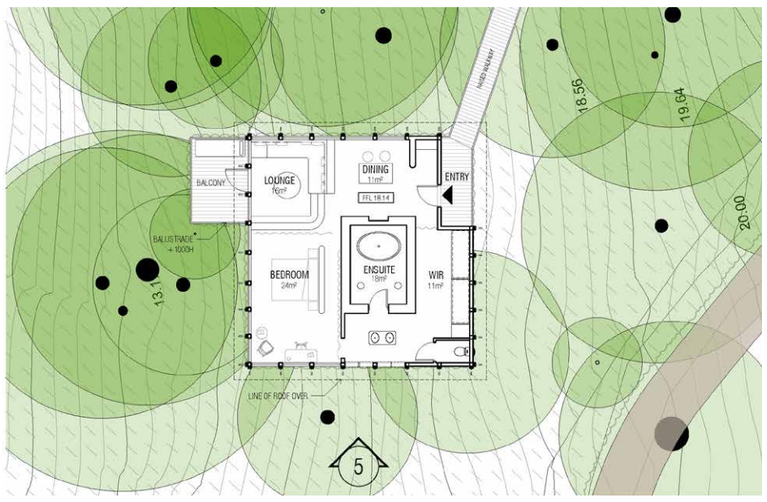




Cottage 5_(1 bed)





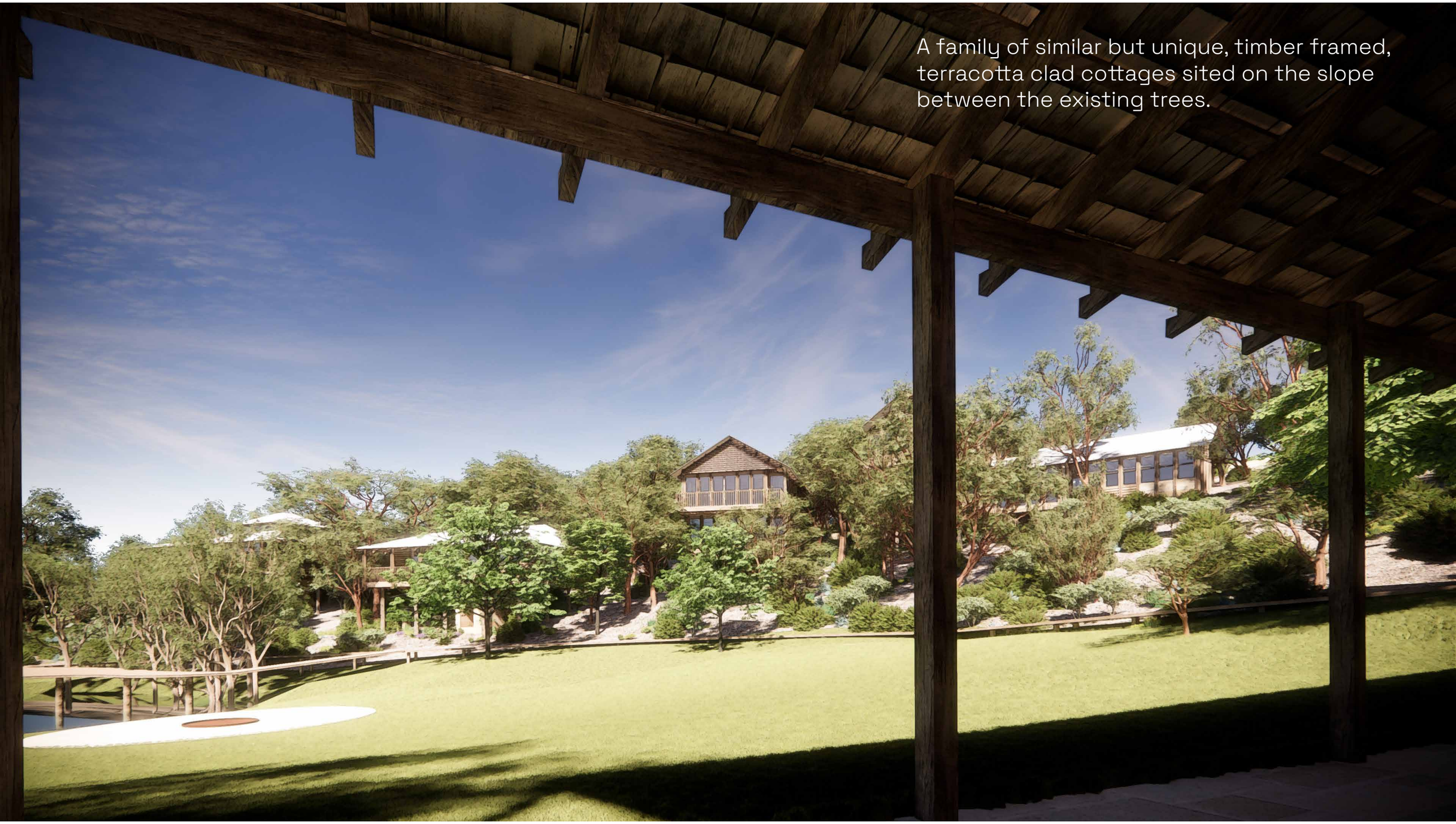


BUSH COTTAGES - Approach from the Old Dairy

Cottages are set back into the hill amongst the existing bush. A reclaimed timber boardwalk provides guest access to and from other hotel facilities.



BUSH COTTAGES - View from the Old Dairy



A family of similar but unique, timber framed, terracotta clad cottages sited on the slope between the existing trees.

BUSH COTTAGES - View from the common lawn

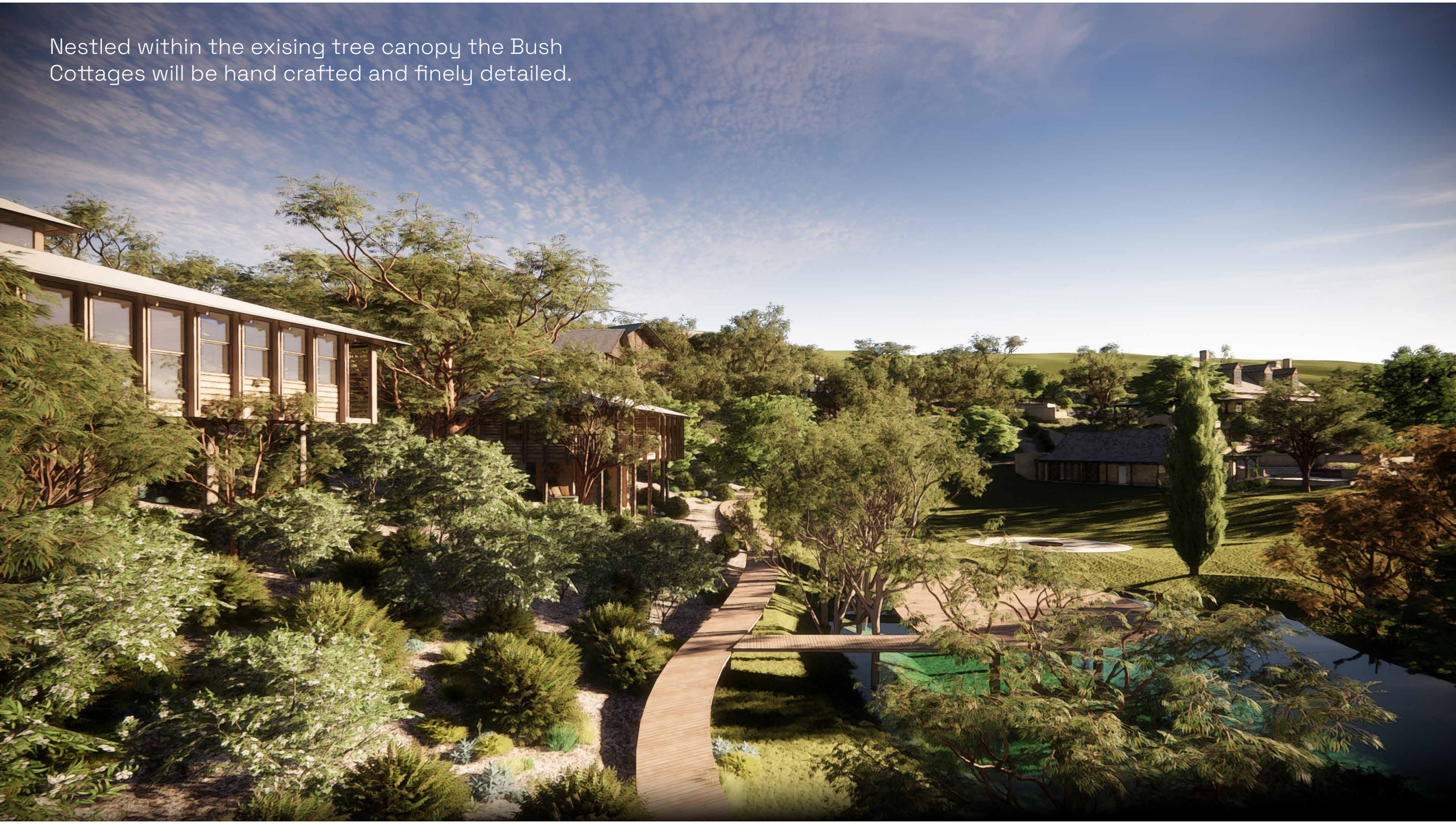
Landscape vegetation beneath and between the cottages will be managed by the gardening team according to bushfire mitigation strategy.

(refer Bushfire Report by Emerge Associates for more information)



BUSH COTTAGES - View from above the natural soak

Nestled within the exising tree canopy the Bush Cottages will be hand crafted and finely detailed.



BUSH COTTAGES - Side view of Cottage 5



Designed to sit between existing trees, all the Cottages are clad in hand made terracotta tiles with hardwood structural detailing and corrugated metal roof sheeting.

BUSH COTTAGES - Rear view of Cottage 2



BUSH COTTAGES - Side view of Cottage 4



Rammed earth plinths are utilised sparingly to anchor some parts of the cottages and provide opportunities for concealing building services.

BUSH COTTAGES - View of Cottages 1 & 2 from rear access road



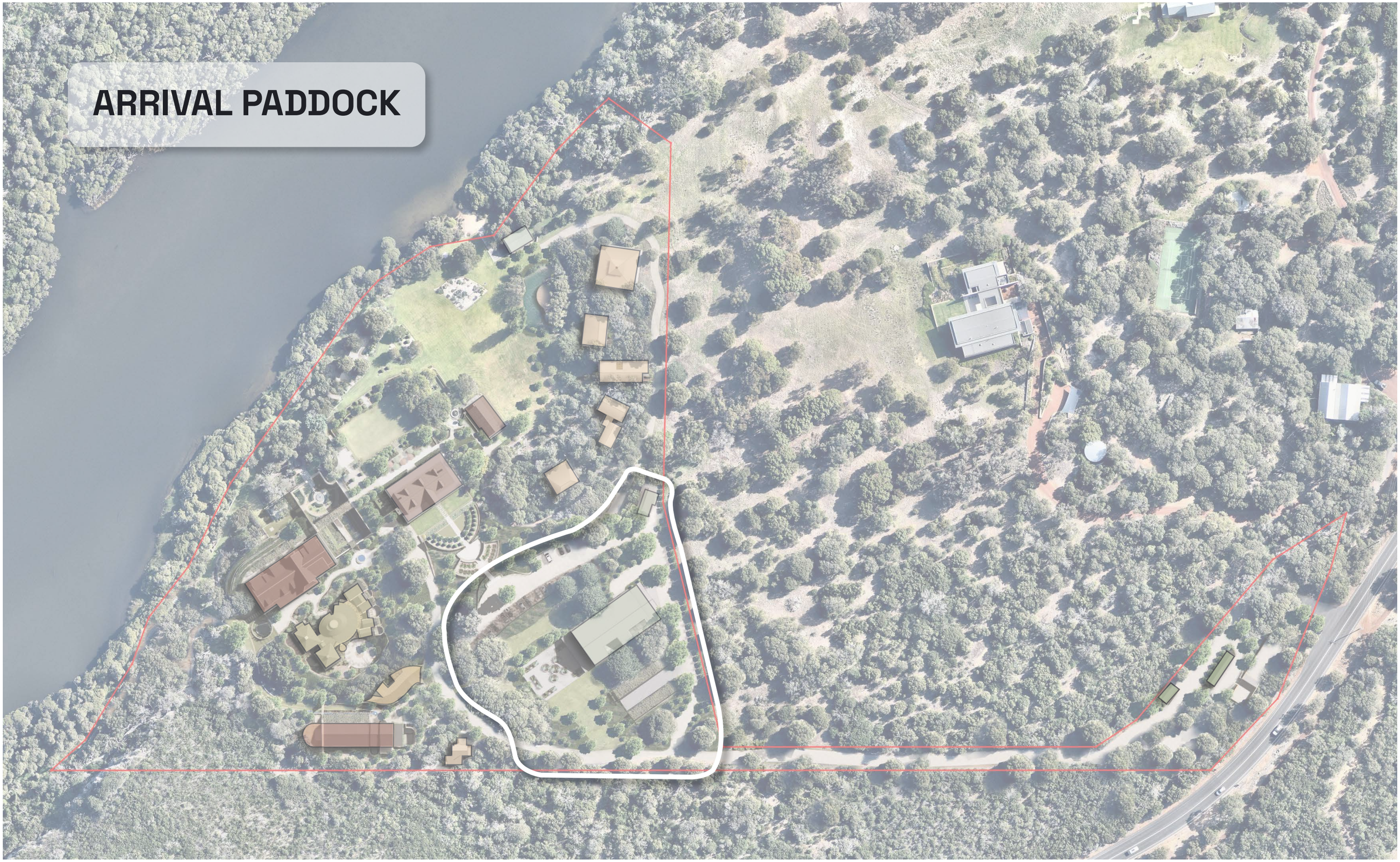
Viewed from the rear access road, the cottages read as low-lying, single storey structures nestled amongst the existing bush.

BUSH COTTAGES - View of Cottages 1 & 3 from rear entry road

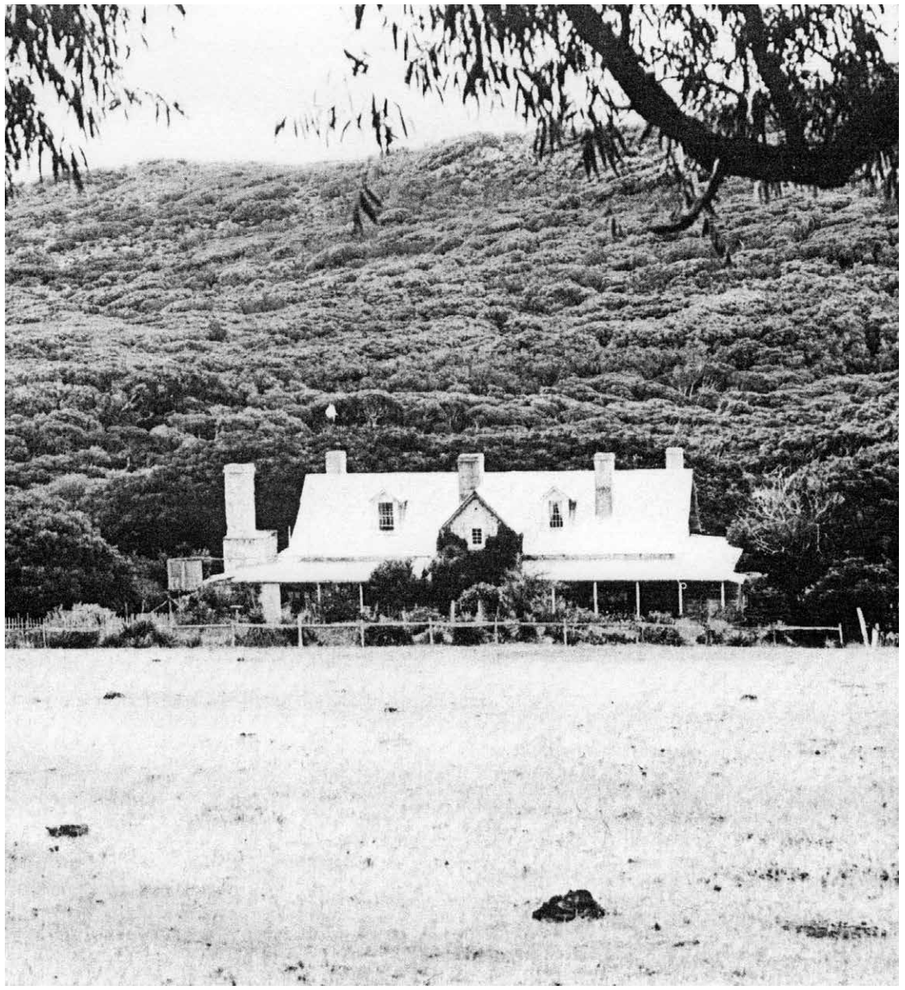


Universal access is provided to some cottages via elevated boardwalks connecting to the existing rear access road.

(zooming in) Masterplan ZONE 5

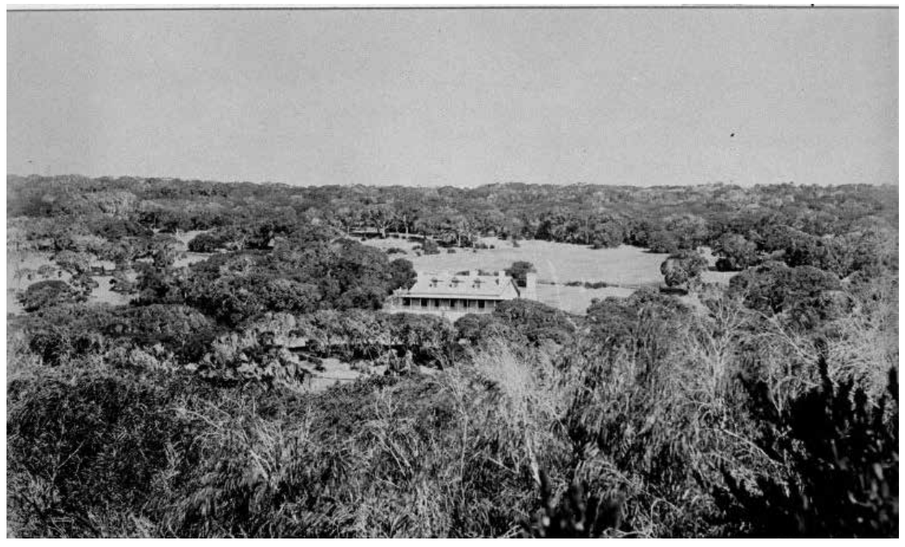


ARRIVAL PADDOCK - In former times



The part of the property that we call the “Arrival Paddock” has, up until recent decades, existed as a grazing paddock for livestock.

Prior to the late 1980’s, the area was largely cleared of trees, save for a few big old Peppy trees, which remain to this day...



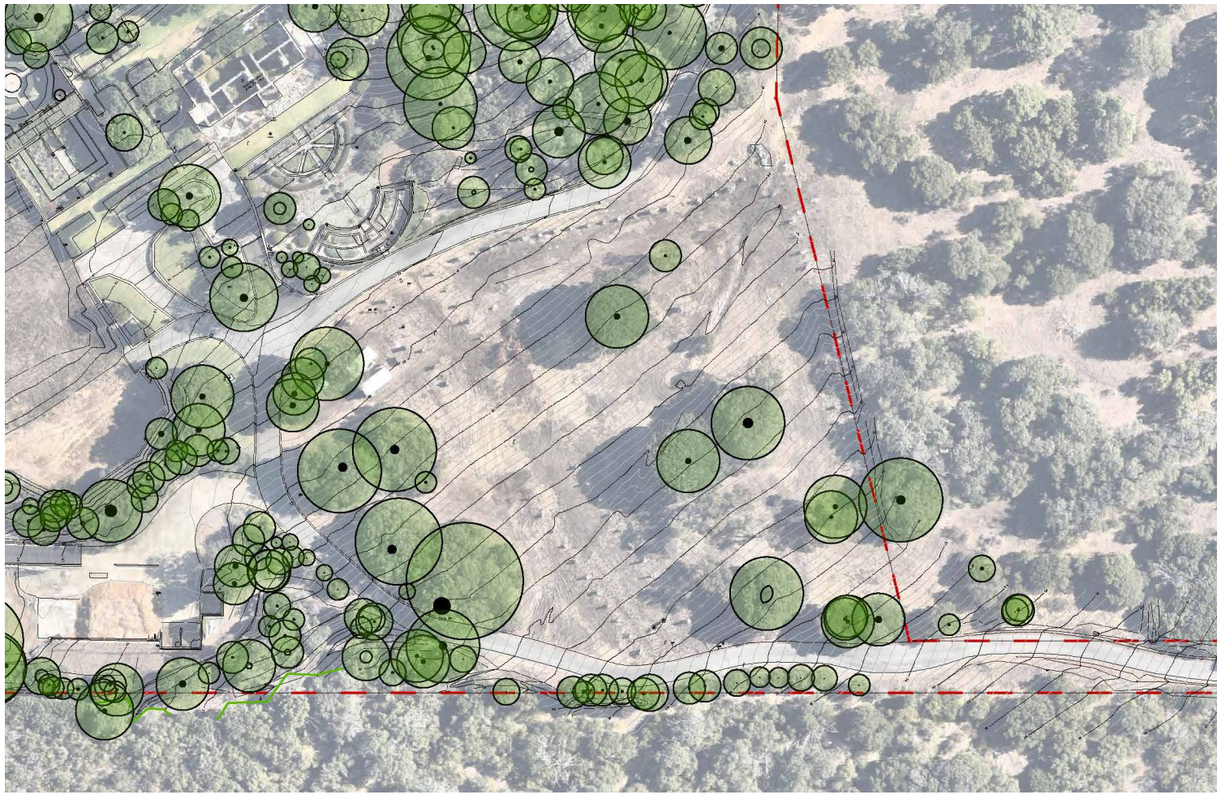




ARRIVAL PADDOCK - Existing Condition

The recent removal of the avenue of diseased Cyprus trees (planted late 1980's) has restored the Wallcliffe long view of former times and given breathing space to the ancient Peppy trees (Agonis Flexuosa), which we are proposing to protect & celebrate, along with two large Italian Stone Pines, which are much loved by the black cockatoos...







ARRIVAL PADDOCK - Masterplan integration

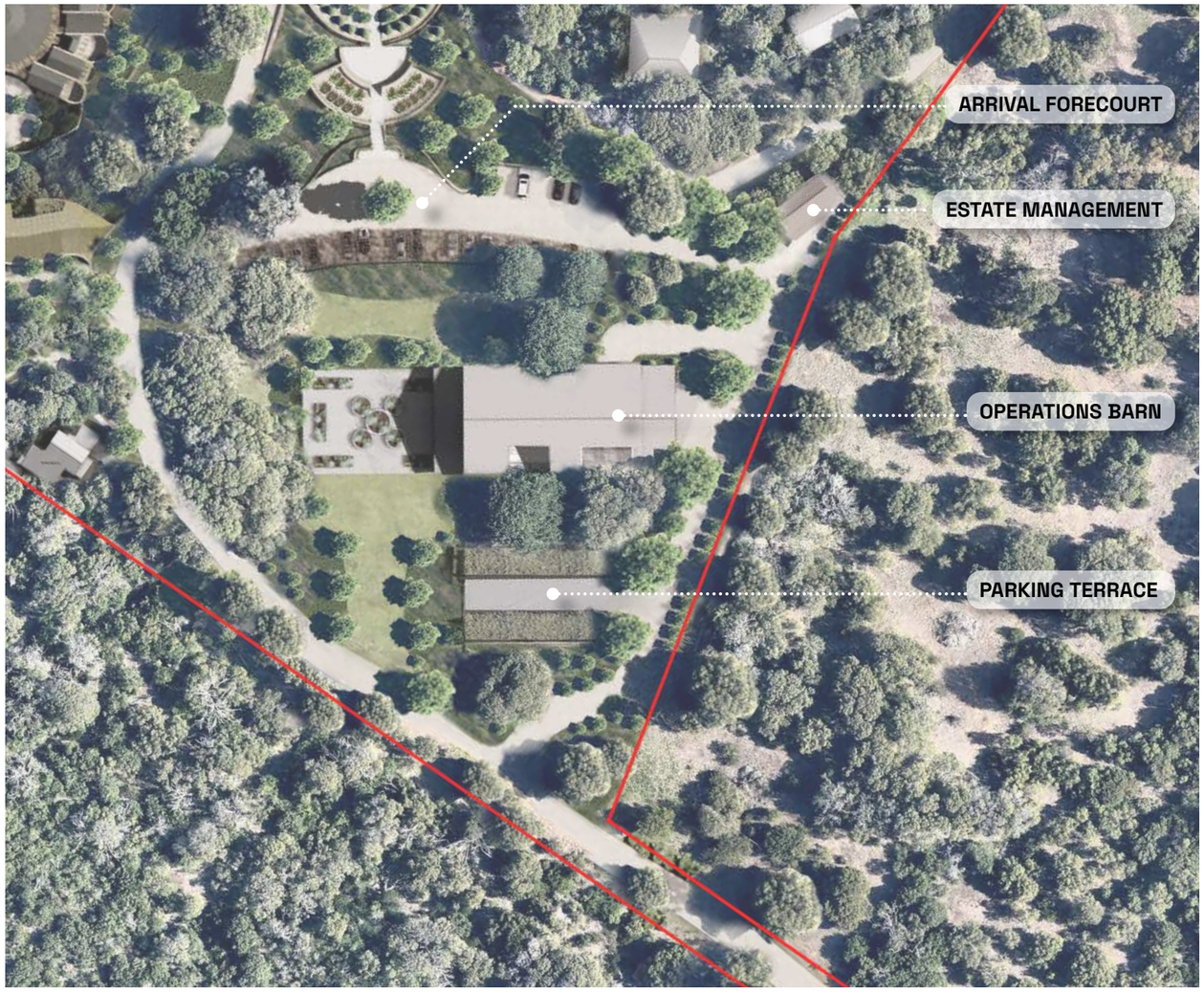
Our design for the Arrival Paddock proposes the area to serve as the main vehicular arrival & parking place for all guests and staff. It will also be home to the vast majority of hotel operations & building services infrastructure.

Buildings, car parking terraces & new driveways have been carefully positioned & integrated to ensure the retention of all significant existing trees.

Specific hotel operations are located below ground to reduce the bulk & scale of built form and to ensure the long views of Wallcliffe House and the scarp across the river are celebrated & respected.



ARRIVAL PADDOCK - Overview



Arrival Forecourt

- Open air main vehicle arrival point with valet station & parking for 27 guest bays

Estate Management Workshop

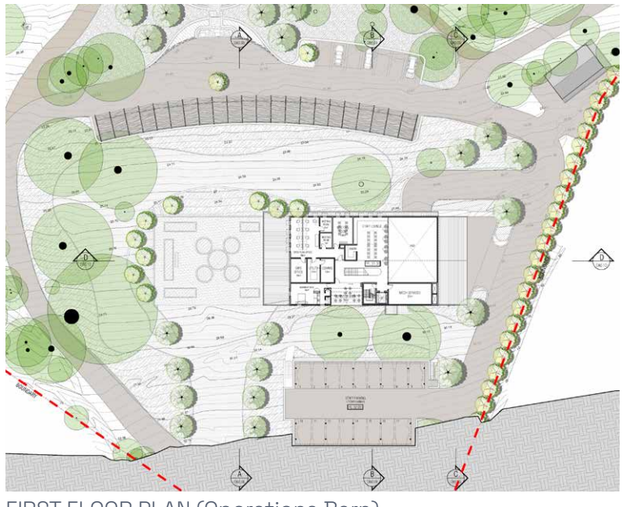
- A single storey shed dedicated to Estate Management

Operations Barn

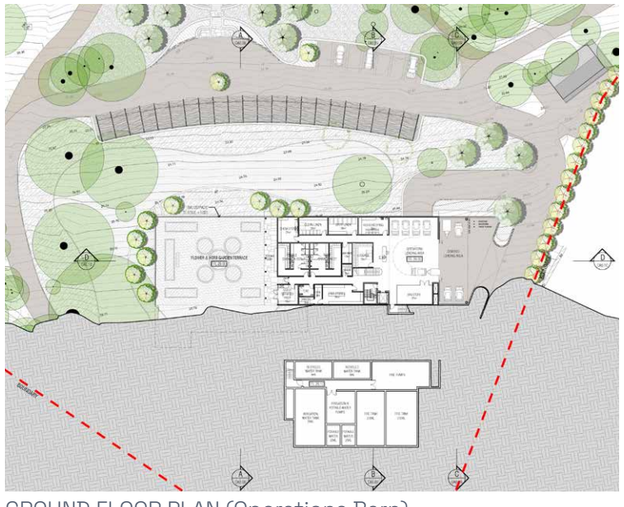
- BOH operations building for hotel deliveries & loading, staff amenities, hotel admin, warehouse stores & services infrastructure
- Covered staff parking for 43 bays
- Flower & herb garden terrace

Staff Parking Terrace

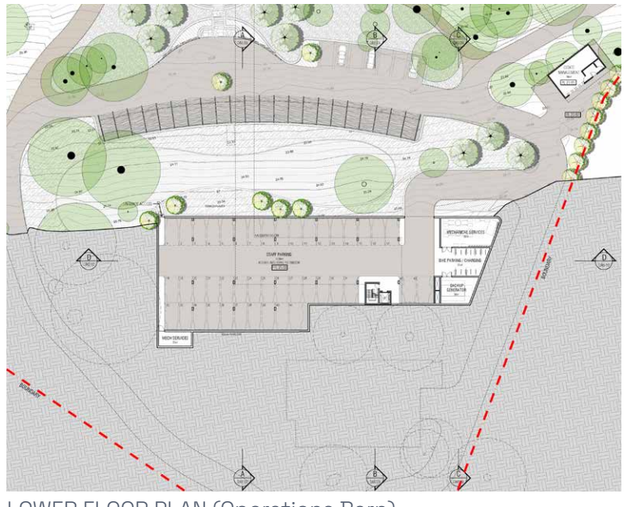
- Open air staff parking for 17 bays
- Building infrastructure services below



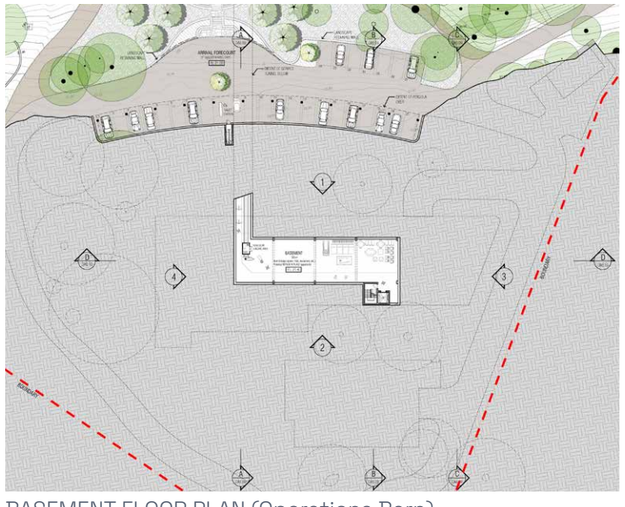
FIRST FLOOR PLAN (Operations Barn)



GROUND FLOOR PLAN (Operations Barn)



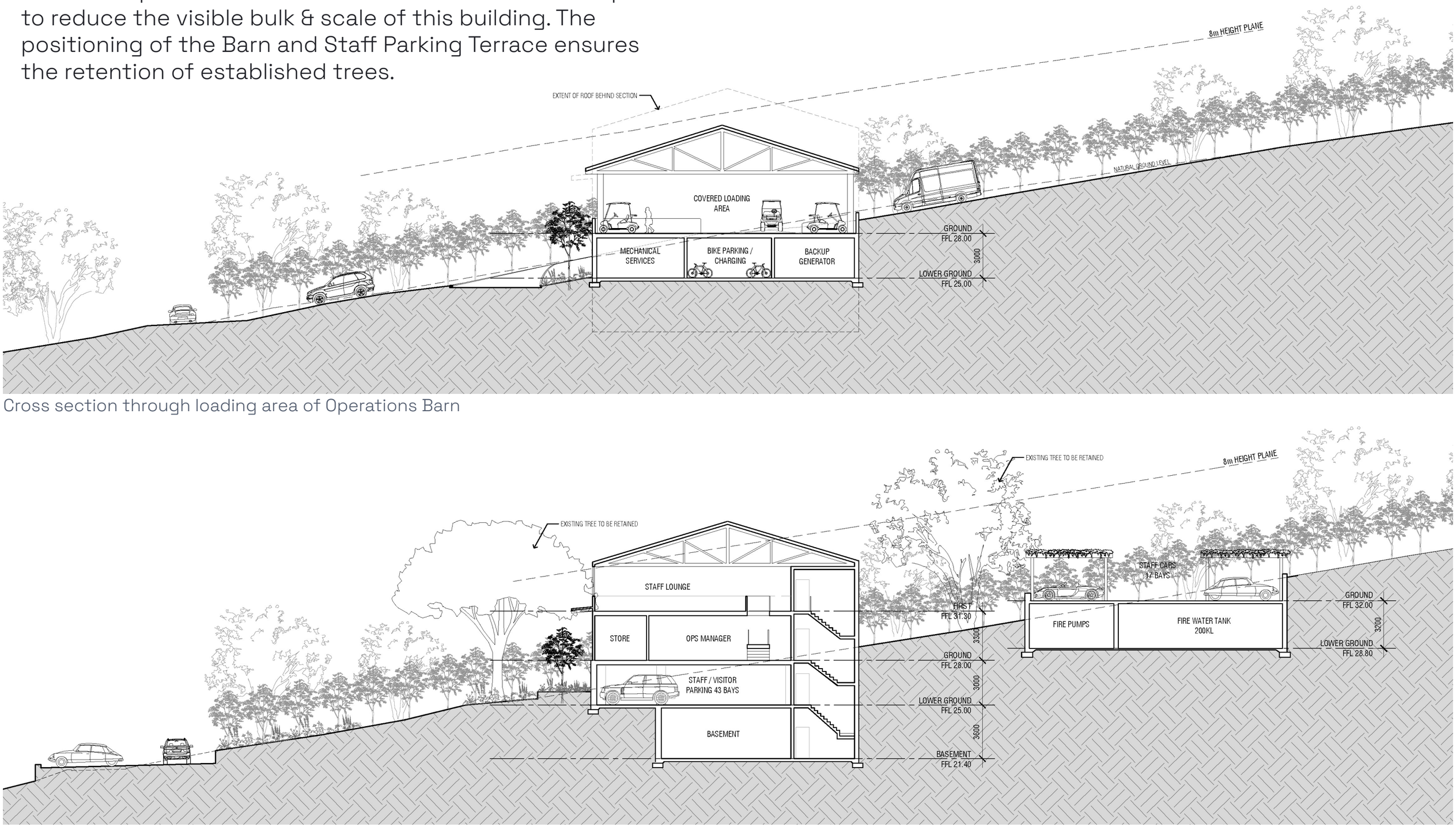
LOWER FLOOR PLAN (Operations Barn)



BASEMENT FLOOR PLAN (Operations Barn)

ARRIVAL PADDOCK - Siting the Buildings

The main Operations Barn has been carved into the slope to reduce the visible bulk & scale of this building. The positioning of the Barn and Staff Parking Terrace ensures the retention of established trees.



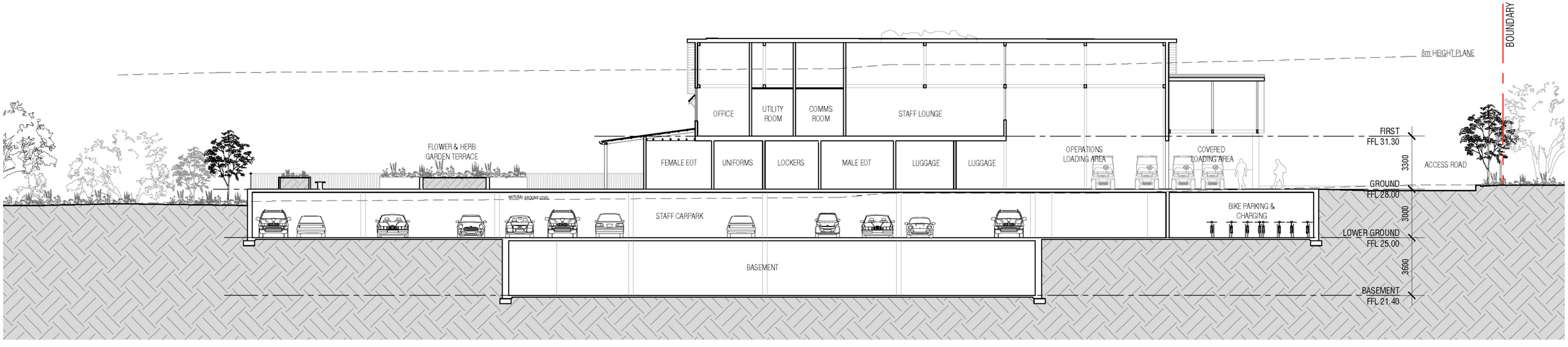
Cross section through loading area of Operations Barn

Cross section showing maximum extents of Operations Barn and Staff Parking Terrace

ARRIVAL PADDOCK - Siting the Buildings

The Operations Barn is a hardwood timber clad building that sits atop a limestone plinth. The majority of staff parking bays are concealed within this plinth, below the natural ground line.





Long section through the Operations Barn and basement staff parking

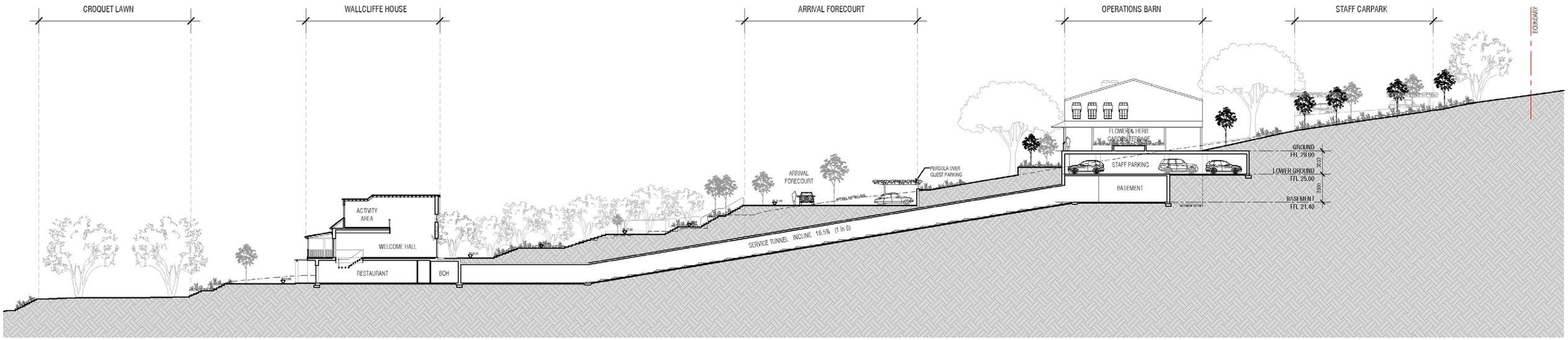
ARRIVAL PADDOCK - Functionality



Beneath the central landscape axis we have designed a services corridor that links the Operations Barn to Wallcliffe House:

- To consolidate key infrastructure services in one place
- To reduce staff movements through the gardens & guest areas
- To provide ultimate flexibility for BOH operations in all weather

The service corridor means that the majority of all linen, food, beverages, cleaning, waste, equipment & staff can move around this steep site safely and discreetly, without the need for dozens of buggies.



Long section through the Service Corridor that connects the Operations Barn to Wallcliffe House

ARRIVAL PADDOCK

Buildings and parking areas are sited to retain the significant trees and to ensure the long vistas to Wallcliffe House and the scarp are respected & celebrated.



ARRIVAL PADDOCK - View of Staff Parking Terrace



Reclaimed jarrah posts and beams are used to create open pergola structures over car parking areas.

ARRIVAL PADDOCK

Reminiscent of a farmstead barn, the Operations Barn sits atop a curving limestone landscape terrace that conceals the main staff car parking area.



ARRIVAL PADDOCK - Looking up towards the Arrival Forecourt



ARRIVAL PADDOCK

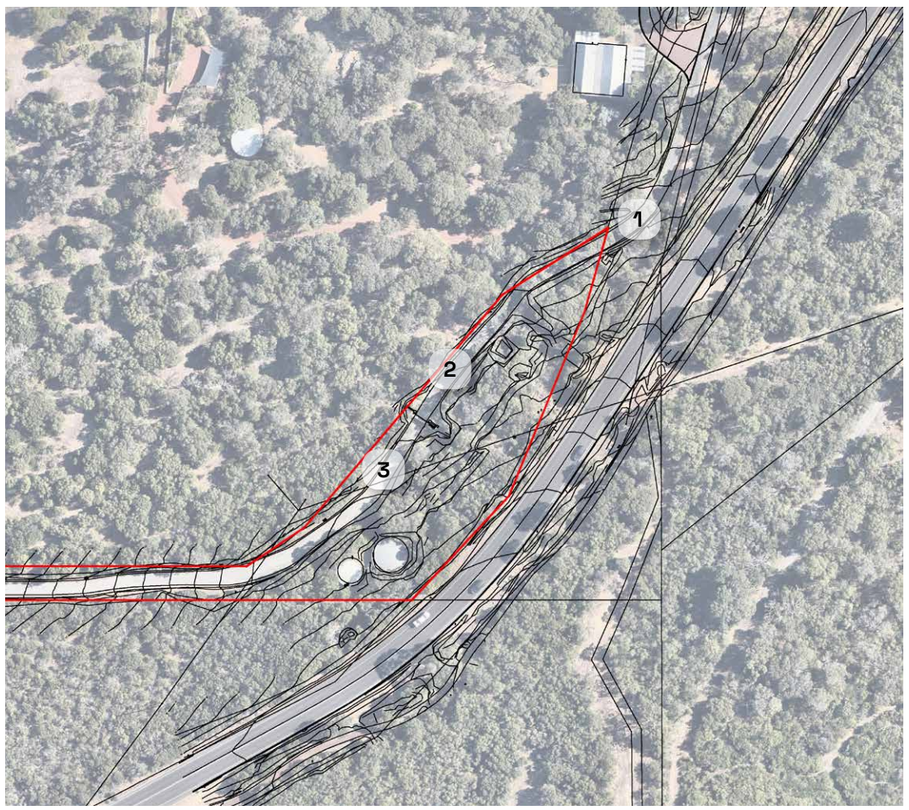
Curving limestone terraces navigate the sloping site and established trees to provide stable driveways & paths and to further extend the existing mature gardens of the property.



(zooming in) Masterplan ZONE 6



ENTRY AREA - Existing Condition



Current access into the Wallcliffe House property is via a shared/public road. Existing built infrastructure consists of the bitumen driveway, two water tanks & some overhead power lines. An electric gate controls vehicular access down the driveway.

There are no fences demarcating neighbouring property boundaries or road/nature reserves.

Most of the vegetation in this area consists of clusters of Peppermint tree sprouts with a handful of larger established trees interspersed throughout.

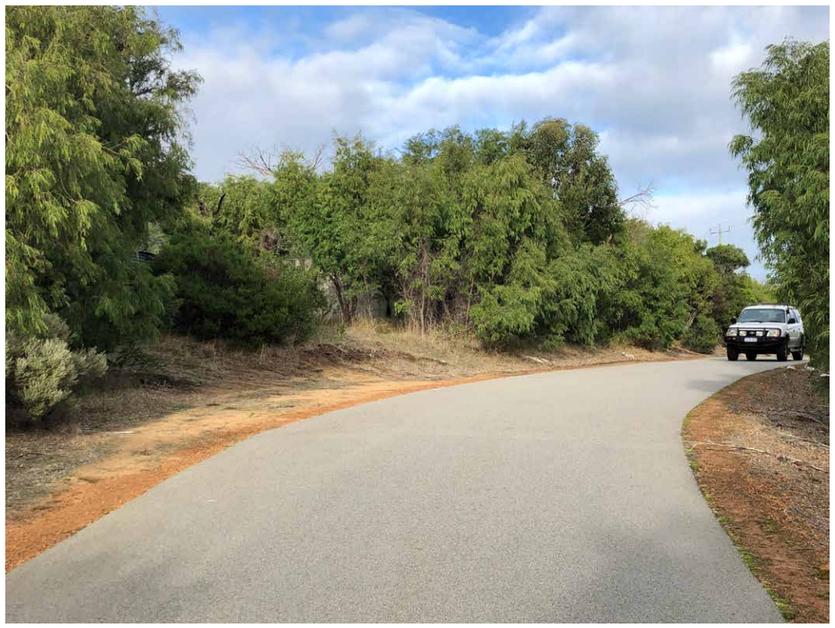
Driveway entry at property boundary (Image 1)



Approaching the gate (Image 2)



Driveway continuation after gate (Image 3)

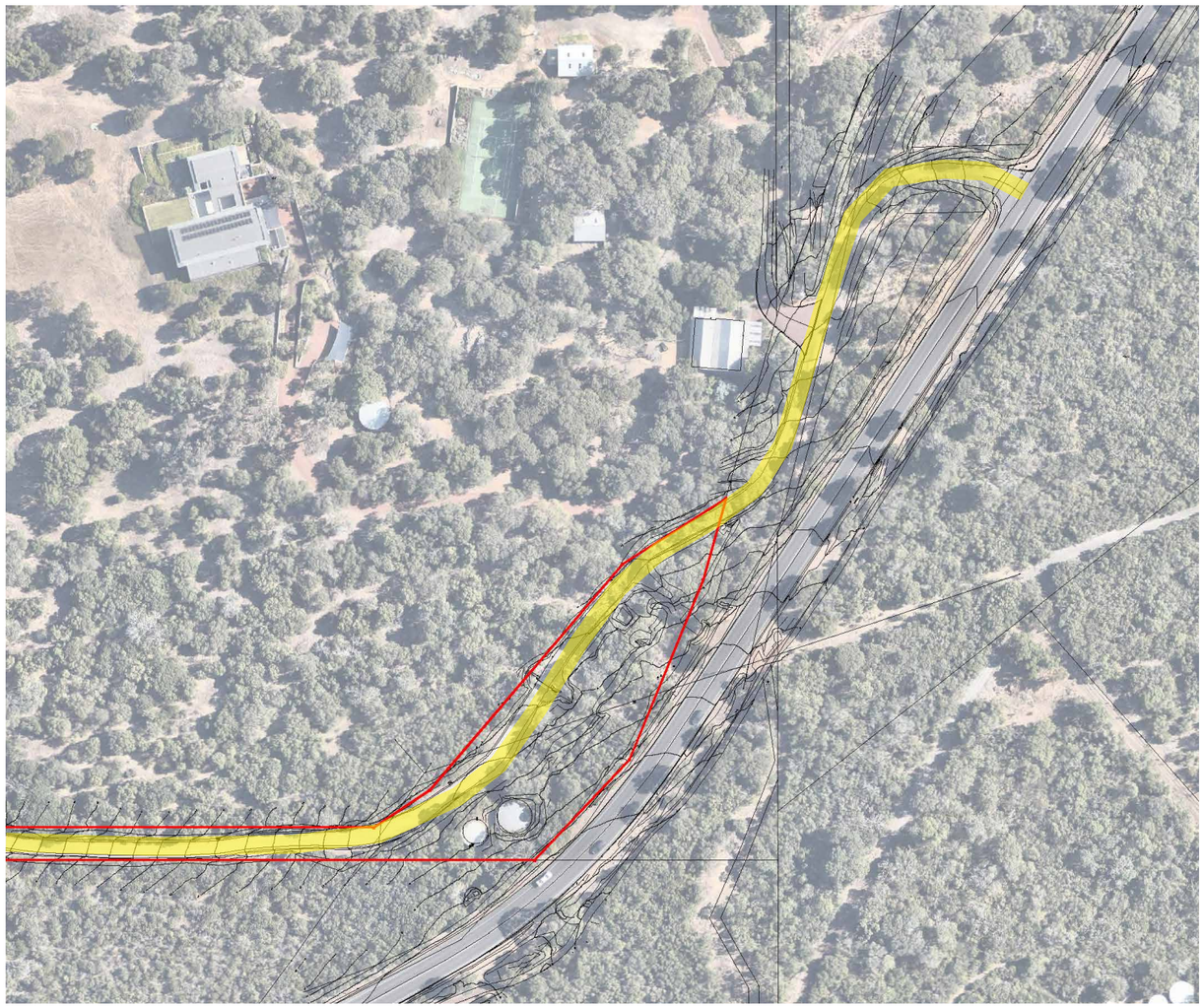


ENTRY AREA - Siting the new Crossover

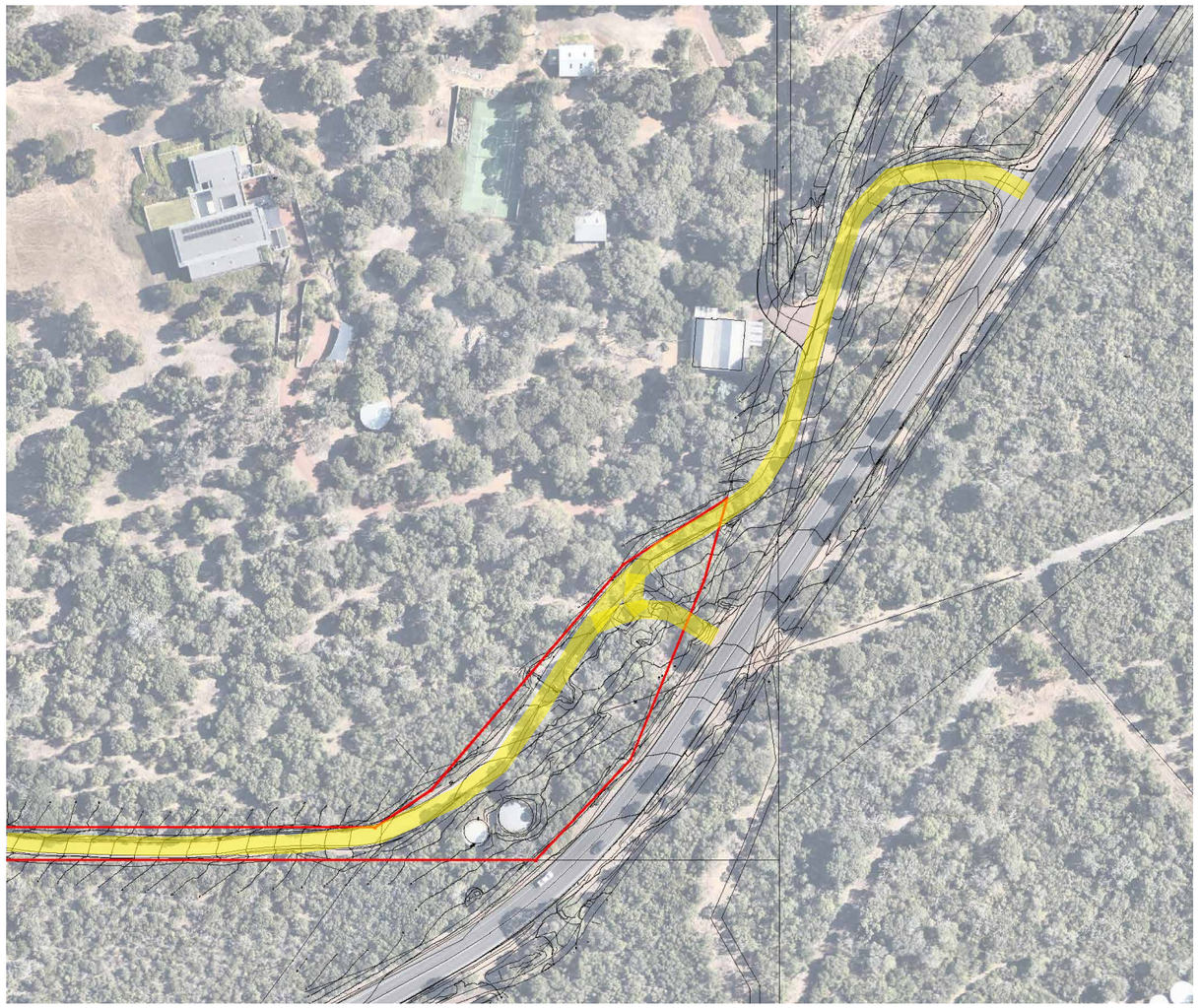
A new crossover that connects the site directly with Wallcliffe Road has been proposed to reduce vehicular movements adjacent the neighbouring driveways and to improve both the guest experience and the operational functionality of the hotel.

The position of the new crossover maximises tree retention, while allowing for compliant sightlines to and from Wallcliffe Road.

EXISTING VEHICULAR ACCESS



PROPOSED NEW CROSSOVER



ENTRY AREA - Look & Feel



WALLCLIFFE
Entrance/ arrival

Manicured natives inspired by Fiona Brockhoff gardens (no offence paul) and then peters out into the natural roadside scrub
or mass planting of one type of WA Native like wall with en massoutside AGNSW red kangaroo paw minus the Brett Whitley matchstick sculpture

subtle , no signage
feels private
does not encourage tourists to pull in thinking its a Cellar Door

Post & rail fencing that stops and starts, more palimpsest of remnant fencing from early Bussel farm that denotes a special place



Image A



Image d



Image B

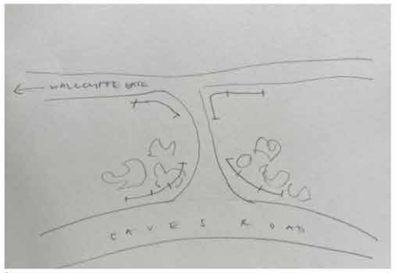


Image c

In addition to the new crossover, the Entry Area has been designed to subtly accommodate the Hotel's wastewater treatment plant & some Estate Management facilities.

A sloping, curved limestone retaining wall conceals the majority of the wastewater treatment plant. Standalone buildings will be handcrafted from limestone & timber.

The general look & feel will be subtle and modest, combining curvy limestone landscape walls, manicured native plants, rustic post & rail fencing, and as little signage as possible.

ENTRY AREA - Overview



Gate House

- Hotel security & guest welcome point

Wastewater Treatment Plant (WTP) Building

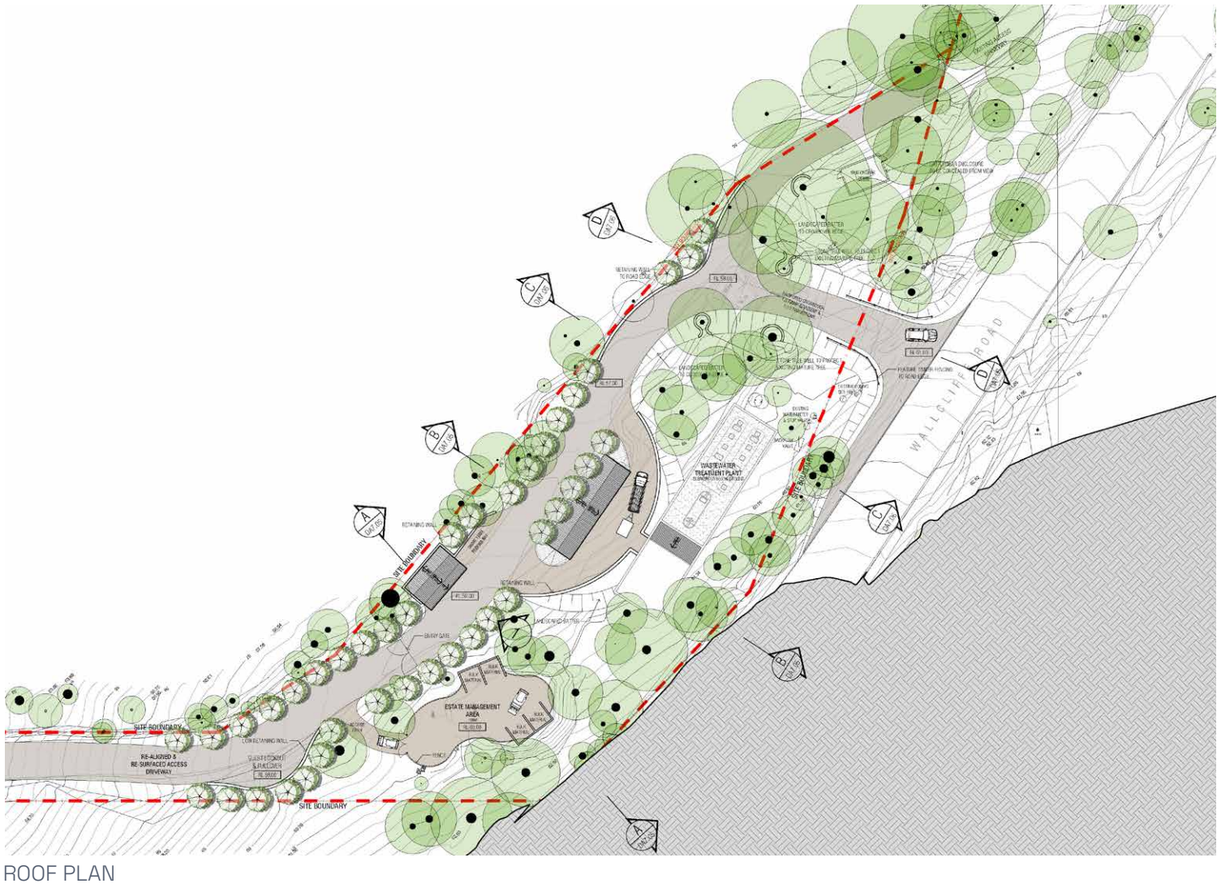
- Below ground Fujiclean System
- Hotel Bin Store

WTP Support Shed

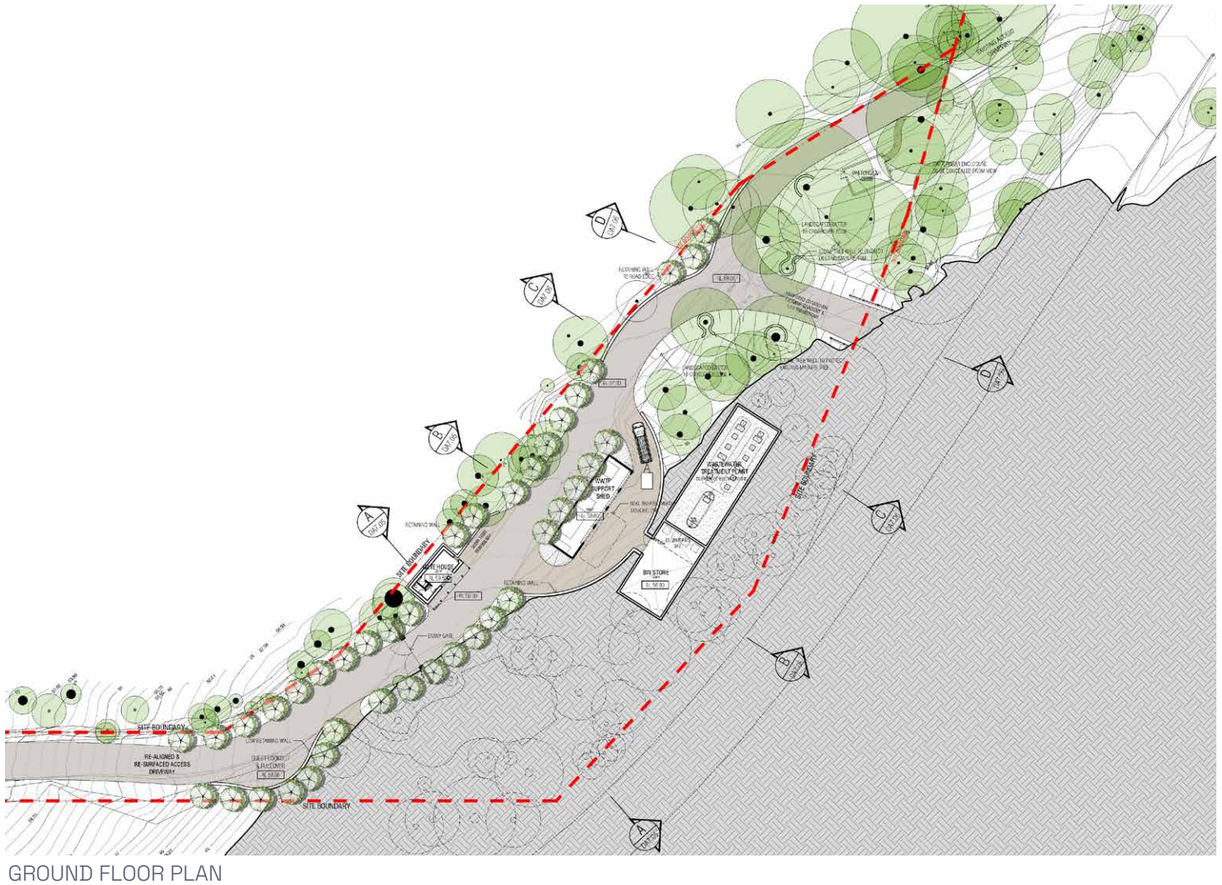
- Technical support building for Waste Water Treatment Plant

Estate Management Area

- Laydown & loading area for garden mulch, soil, green waste, etc.

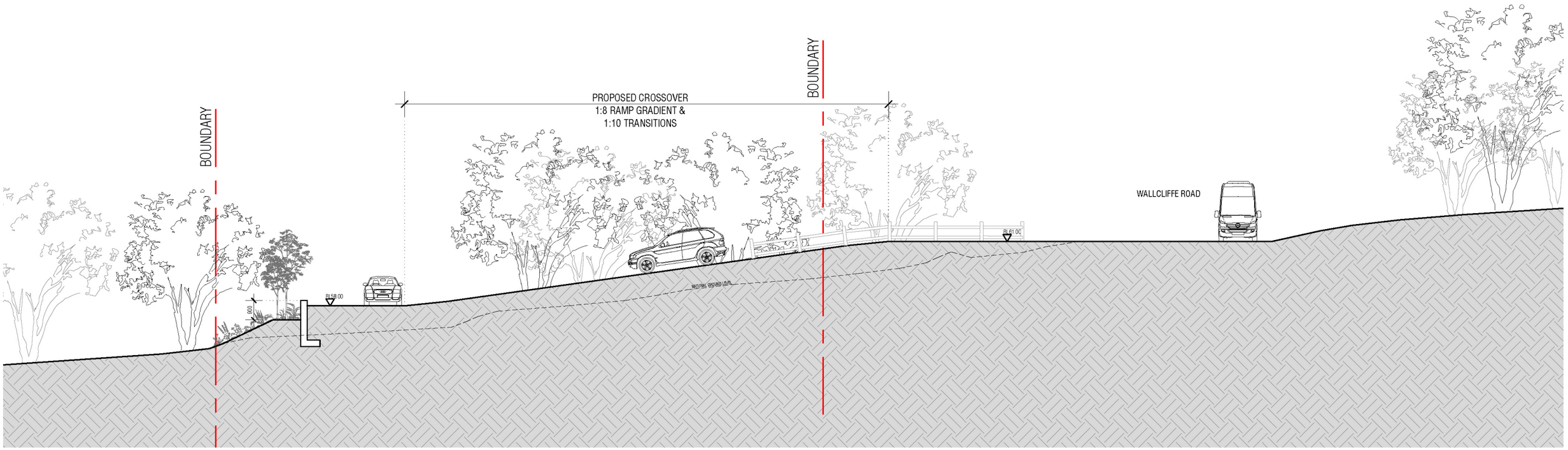


ROOF PLAN

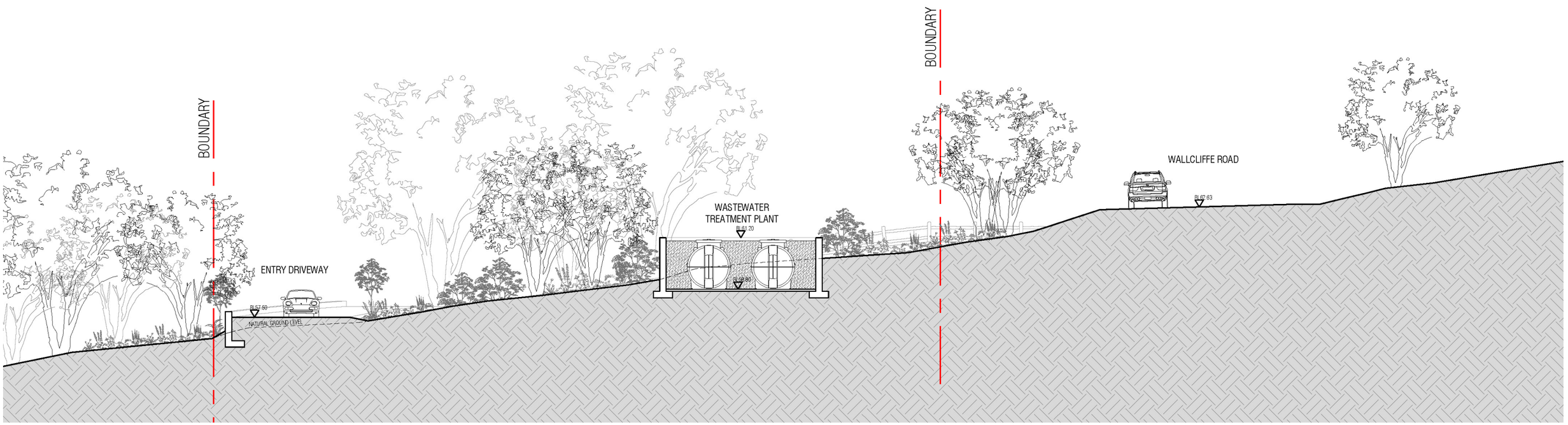


GROUND FLOOR PLAN

ENTRY AREA - Siting the Buildings

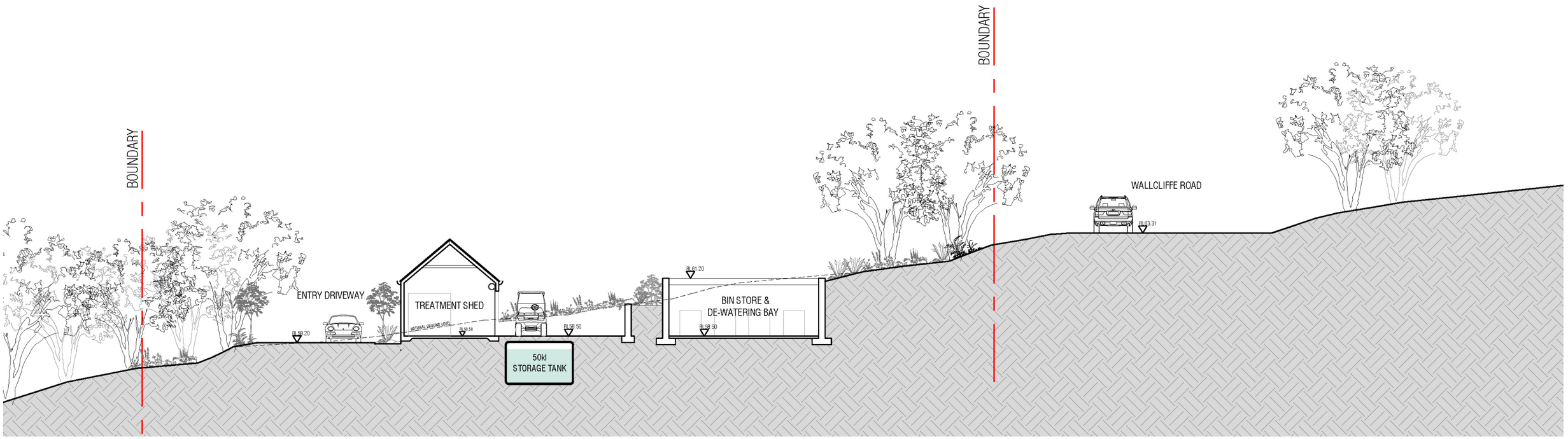


Cross Section showing localised level change along new crossover

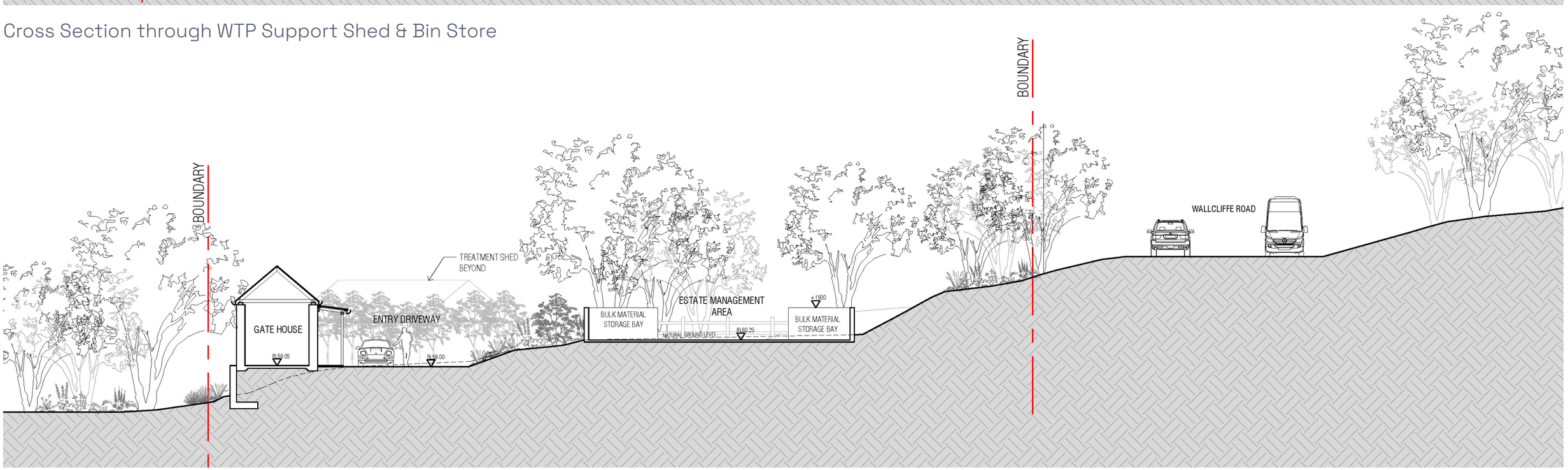


Cross Section showing relationship between entry driveway & Wastewater Treatment Plant

ENTRY AREA - Siting the Buildings



Cross Section through WTP Support Shed & Bin Store



Cross Section through Gate House & Estate Management Area

ENTRY AREA

The new entrance driveway sweeps into the property following a similar route to the existing driveway. Limestone tree wells and low landscape retaining walls protect the established trees.



ENTRY AREA

Services infrastructure is housed within modest, hand crafted structures and concealed behind sweeping limestone retaining walls.



A bit about Site Access...

Hotel Access & Parking - GUEST VEHICLES



Hotel Access & Parking - STAFF VEHICLES



Hotel Access & Parking - SERVICE VEHICLES



Hotel Access & Parking - EMERGENCY VEHICLES



Complementary Reports & Drawings

There has been no shortage of specialist input on this project. From osprey experts to local fire brigade chiefs and former builders - we have collaborated with all of them.

If you would like to learn more about the environmental, technical and complimentary design aspects of the project, please refer to the supporting consultant reports in the Development Application package:

- Landscape Architecture
- Bushfire
- Water Management
- Traffic
- ESD
- Town Planning
- Servicing & Infrastructure
- Heritage
- Environmental
- Waste Management

And for the full Architectural Drawing Set, please refer to the appendices.


Traditional Owners


Traffic & Bushfire Experts


Geotechnical Engineers


Hotel & Tourism collaborators


Bob Hooper - 14yrs as property gardener


Paul Bangay with local Landscape Architects


Structural Engineers and stonemasons


Local bushfire brigade chief, Gordon Temby, addressing the engineering team


Groundwater, hydrology, civil & various environmental experts


Various history buffs, heritage consultants & librarians at the State Library of WA


Thank you.