



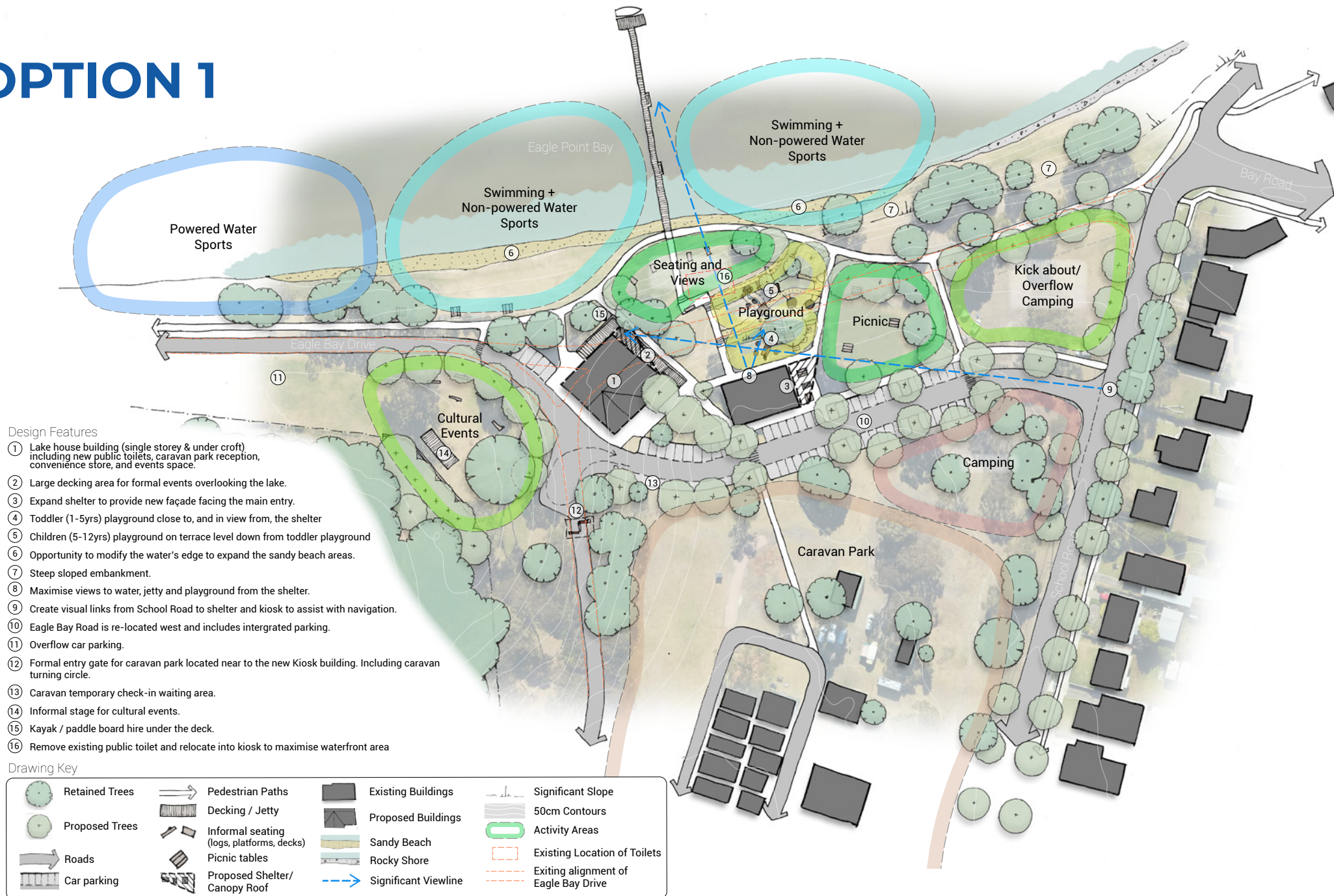
EAGLE POINT

DRAFT FORESHORE LANDSCAPE MASTERPLAN - FOR CONSULTATION

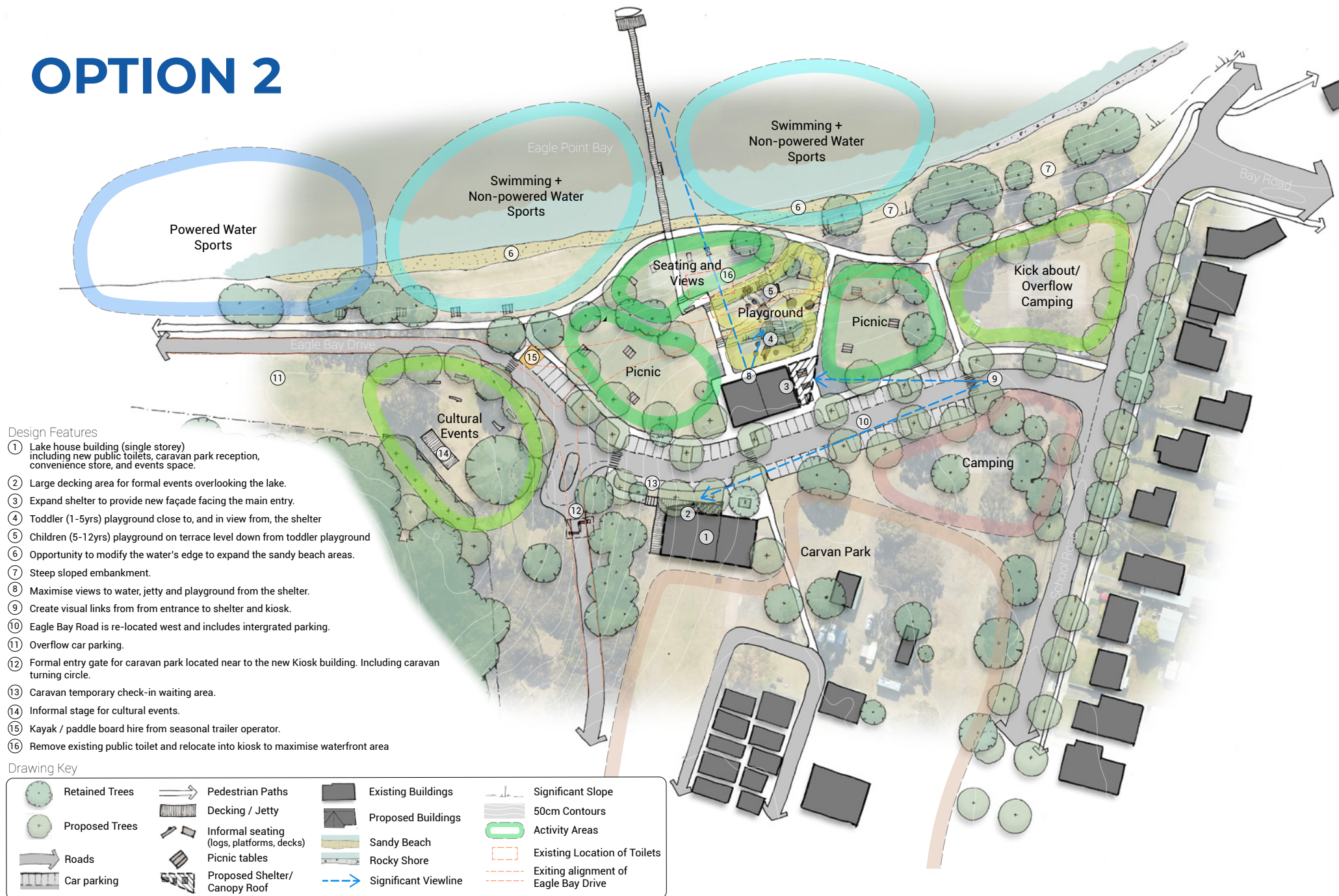
JUNE 2018



OPTION 1



OPTION 2



FORESHORE VISION OPTION 1 ONLY

EXISTING CONDITION

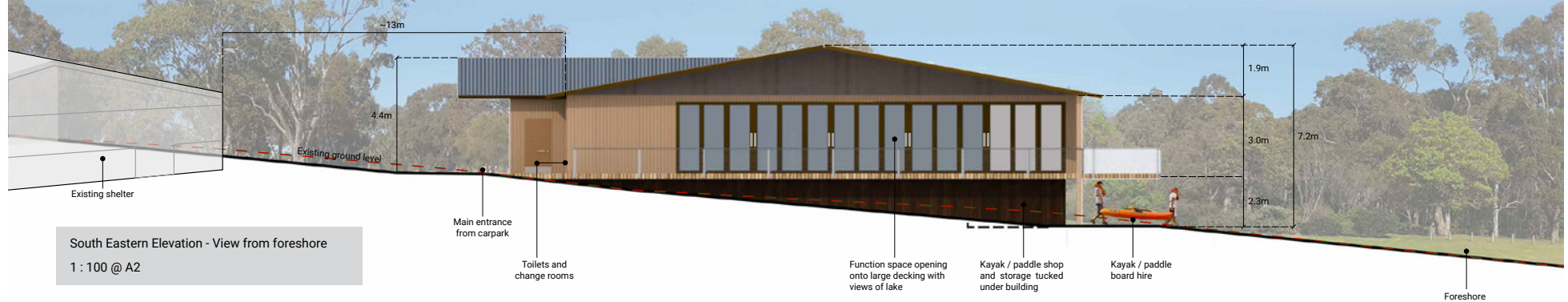


The location of the Lake House in option one allows the building to participate directly with the activity of the foreshore whilst still being appropriately located to service the caravan park and relate to the shelter. The built form appears as single storey and proportional in height to the existing shelter. The building footprint is flexible but has been shown incorporating a convenience store, events space which opens on to a deck with views of the lake, accessible public toilets, caravan park reception, and industrial kitchen facilities for catering. Further the location of the building on the hill allows for a under croft (basement) storage space on the north side which could also provide for a kayak/paddle board hire shop. The building should be constructed of primarily timber and other natural materials so that it relates to and respects the natural setting. Refer to page 7 for examples of architectural style.



THE LAKEHOUSE CONCEPT

OPTION 1 ONLY



South Eastern Elevation - View from foreshore
1 : 100 @ A2



South Western Elevation - View from proposed road / caravan park
1 : 100 @ A2 1 : 200 @ A4

*This lake house concept is indicative only and is intended to communicate the potential form and visual impact of a building located as per the option 1 concept plan. If this concept was to proceed an architect must be consulted to progress this concept further.

BUILT FORM THEME



- Any structure built within the foreshore precinct should be eloquently designed and use high quality materials with natural colours and textures.



- Glazing should be used along prominent facades to reflect the surround landscape and keep the building appearance light.



- Shapes and forms should be simple and not distract from the surrounding natural environment.



- Timber construction techniques and patterns are desired to provide articulation, interest and contribute to the existing character of the site.



- Low profile architectural roof design is preferred using either a skillion roof or low pitch roof (mimicking the exiting shelter).



- Any new built form in the foreshore should consider the existing forms, symmetry, natural material and colours of the jetty and shelter.



- Views to the water and the jetty should be prioritised in the location and design of any new built form.



- The existing shelter, jetty and caravan park entrance sign should be incorporated as features into the upgrade of the foreshore.

LANDSCAPE THEME



- Integrate landscaping into new hardscape/paved areas to ensure that natural elements continue to be the focus of the foreshore.



- Work with existing topography to define new spaces for people to gather, play, view and relax.
- Explore modifying the topography subtly to create seating areas.



- Provide new connections to the water from the shelter and caravan park that protect, enhance and define the beach.



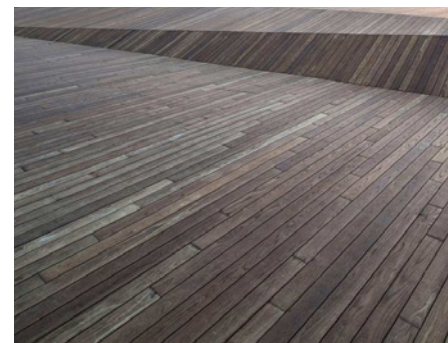
- Understand and incorporate water activities into the landscape design.



- Use high quality materials and consider edge conditions carefully.



- Minimise the use of hardscape materials through strategically locating landscape elements



- Use natural materials and textures creatively where possible.



- Material selection must complement the existing stone and timber used in the construction of the existing shelter and other signage.

PLAY THEME



- The playground should be in view of the main seating areas in the park.



- A nature play design is preferred which incorporates natural material such as logs, stones and tactile/interactive planting.



- Incorporate the slope of the foreshore into the design of the playground using terracing which creates opportunities for slides and climbing elements at ground level rather than above ground structures.



- Create a defined edge/boundary to the playground through landscaping and terracing avoiding the use of traditional fencing. Specific consideration to the boundary facing the foreshore to prevent young children from accessing the water unsupervised.



- Opportunity to incorporate water play elements such as channels, streams or fountains into the playground.



- Play features within the playground should focus on children between 1 and 5, 5 and 12 years of age. It is assumed that people above the age of 12 will participate in water activities and kick about spaces activities.



- Seating elements throughout the site should be considered opportunities for play as well as relaxation.



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TEMPORARY THEME



- Encourage and support temporary uses to occupy the site that activate the foreshore with people, colour and fun.



- Incorporate existing and potential local and regional events (runs, moonlight cinema, markets) into the design and servicing of the foreshore.



- Maximise the use of the water by clearly defining the area where motored water sports is encouraged and protecting areas for swimming and non-motored water sports (paddle boarding, kayaking).

