



THE WATTLE GROVE LIFESTYLE RESORT - A PROVIDENCE DEVELOPMENT

ARCHITECTURAL REPORT

10 GAVOUR RD, WATTLE GROVE, WA 6107













1: Context & Character – *Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*

The Wattle Grove Lifestyle Resort will have a distinctive sense of place, with significant areas of landscape based on the existing magnificent mature tree cover, and a range of homes with a distinctive aesthetic – strong forms and attractive materials. The community facility buildings will also have a strong aesthetic, unique to this village, which will reinforce the identity of the place. Operator, Providence Lifestyle, are a industry leader in community living, who have reshaped the traditional approach to downsizing and retirement living. The village will provide people the financial freedom to enjoy the best times of their lives, through safe and secure resort living that actively supports wellness through an active, connected and engaged lifestyle.

Public Art elements will be included to provide both a strong identity and assist in “Mental Mapping”, with sculptures and distinctive street hardware.



2: Landscape Quality – *Good design recognises that together, landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*

The development site has a significant existing tree canopy, both native and introduced species. Wherever possible this has been preserved including all identified habitat and nesting trees. The total site area (without the location set for an Aged Persons Facility) is 13.588Ha. Based on measurement of tree canopy, 7554m² of native vegetation and 4149m² of introduced vegetation are to be removed. There are 18 significant habitat and nesting trees retained, with none to be removed. The village layout is based on the existing cleared areas of the site, which will be revegetated to provide interesting streetscapes and beautiful gardens, all Water Wise. The existence of the mature tree canopy and the presence of the Crystal Brook which runs down the eastern boundary provide large, unique areas of the site with places for walks and quiet contemplation.

Plan E landscape architects have been engaged to provide a landscape masterplan, including the rehabilitation and enhancement of the Crystal Brook. The overall landscape philosophy for the project is to present a holistic landscape treatment that addresses all aspects of access and circulation to and around the site, creation of various external spaces with their own identifiable character, and opportunities for both passive and semi-active recreation for residents and visitors, including community vegetable gardens and orchards, all with an environmentally sustainable ethos.



3: Built Form & Scale – *Good design provides development with massing and height which is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*

The layout of the project has a very clear pattern, which makes wayfinding simple and understandable. With an internal road carriageway of 6 metres, and small setbacks to homes, there is an intimacy of scale to the residential streets. The built form of the homes, with steep roof pitches and frequent use of gables – plus beautiful landscaping, provides an overall language which reinforces the identity of the place. This, combined with the large areas of parkland, provides an environment which is both understood, familiar and desirable.



4: Functionality & Build Quality – *Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle*

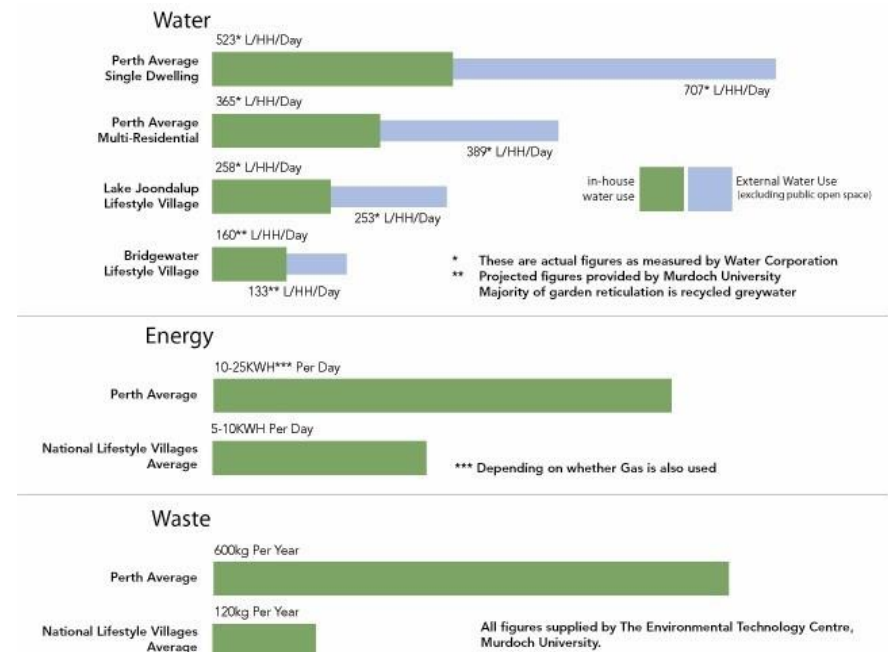
The homes in this village are the latest version in an ongoing development of housing for land-lease communities which commenced locally over 25 years ago. With ongoing developments, the quality of design and construction for the homes has been subject to ongoing improvement, to the point where the current homes are excellent examples of modern housing. All of the designs provide good sized bedrooms, kitchens and living areas with the easy access to the external living spaces and garden so important in our climate. Constructed on pre-cast, pre-stressed concrete slabs, with steel framing and a wide range of exterior claddings, the homes are both visually attractive and easy to maintain. Similarly, the community facility buildings have continuously evolved, to meet the needs of the resident community and provide wide choice of activities in increasingly well designed and built environments.



5: Sustainability - *Good design optimises the sustainability of the built environment, delivering positive environmental, social & economic outcomes.*

The resort will be an exemplar of sustainable development. Every home and community building will have a photovoltaic array, backed up with batteries creating a powered microgrid lifestyle community. This embedded network will be delivering free power up to 8kW per home every day, and avoiding Western Power's daily supply charge altogether, providing residents with savings of around \$20 to \$40 each week in power and supply charges compared to standard suburban residential homes, significantly reducing each residents weekly cost of living.

All buildings will have good orientation, providing passive solar benefits. The homes will be designed to provide cross ventilation and will have a high standard insulation. The landscaping will be Water-Wise and easy to care for. Recycling will be encouraged with a specific Asset Recovery Centre, as in other Providence projects. Finally, there will be electric bikes and an electric car available for residents to book and use, in addition to a resort bus for resident outings.



Example of water, energy & waste savings in a previous lifestyle village

6. Amenity – *Good design optimises internal & external amenity for occupants, visitors & neighbours, contributing to living and working environments that are comfortable and productive.*

This project will provide residents with appropriately scaled, modern and easy-care homes in a beautiful environment, with significant social and recreational facilities.

Living in a low speed, safe environment with many free time options within an easy walk and strong social connections, residents in previous projects regularly state that they have found a new and productive way of living.



7. Legibility – *Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.*

The design of the Wattle Grove Lifestyle Resort has been developed to provide a clearly legible road system with communal facilities located and constructed to illustrate the uses they contain – from the residents' workshop to the resort clubhouse and the attendant sporting facilities, the layout is strong and clear. The presence of the administration block at the village entry provides a clear “front door” and wayfinding signage to occasional or first-time visitors, with the entry boulevard on the southern boundary leading to the clubhouse and recreational facilities.



8. Safety – *Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*

For those who choose to live in the Wattle Grove Lifestyle Village, security is of paramount importance. On previous projects it has been identified by 84% of residents as the major reason for choosing to live in a Lifestyle Resort. The security is provided in a number of ways - by living in a supportive community, where people keep an eye on their neighbours, by living in a gated community, where the gates are open all day but closed from dusk to dawn, and enjoying a living situation with professional management and clear rights and responsibilities for all. Those conditions will apply in the Wattle Grove Resort.



Outdoor living areas facing the communal street
providing passive surveillance



9. Community – *Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.*

The design of all Providence developments is predicated upon nurturing the growth of community. Spaces and functions included in the project are designed to foster both formal and informal interaction for residents, with a wide range of community facilities and gathering places. With a road speed limit of 8km/h, the internal roads are a dual pedestrian and car domain, which relate to the front porches of the homes, where residents can have visual and speaking contact with passers-by. Whilst the homes are not large and have small gardens, the community facilities have many opportunities for residents to engage in hobbies and social events – the clubhouse serves as another living room. On a wider scale people attracted to live in the resort will often choose the location as it is in geographic proximity to their families, enabling them to maintain frequent links or to be available to care for grandchildren.

As in other Providence projects there will be specific events designed to link residents to the broader community, including choir performances, school groups and volunteering with community organisations.



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*

As shown on the drawings, the resort will provide attractive and inviting buildings, streetscapes and parkland. It will provide a safe, secure and beautiful place to live in or visit.









