

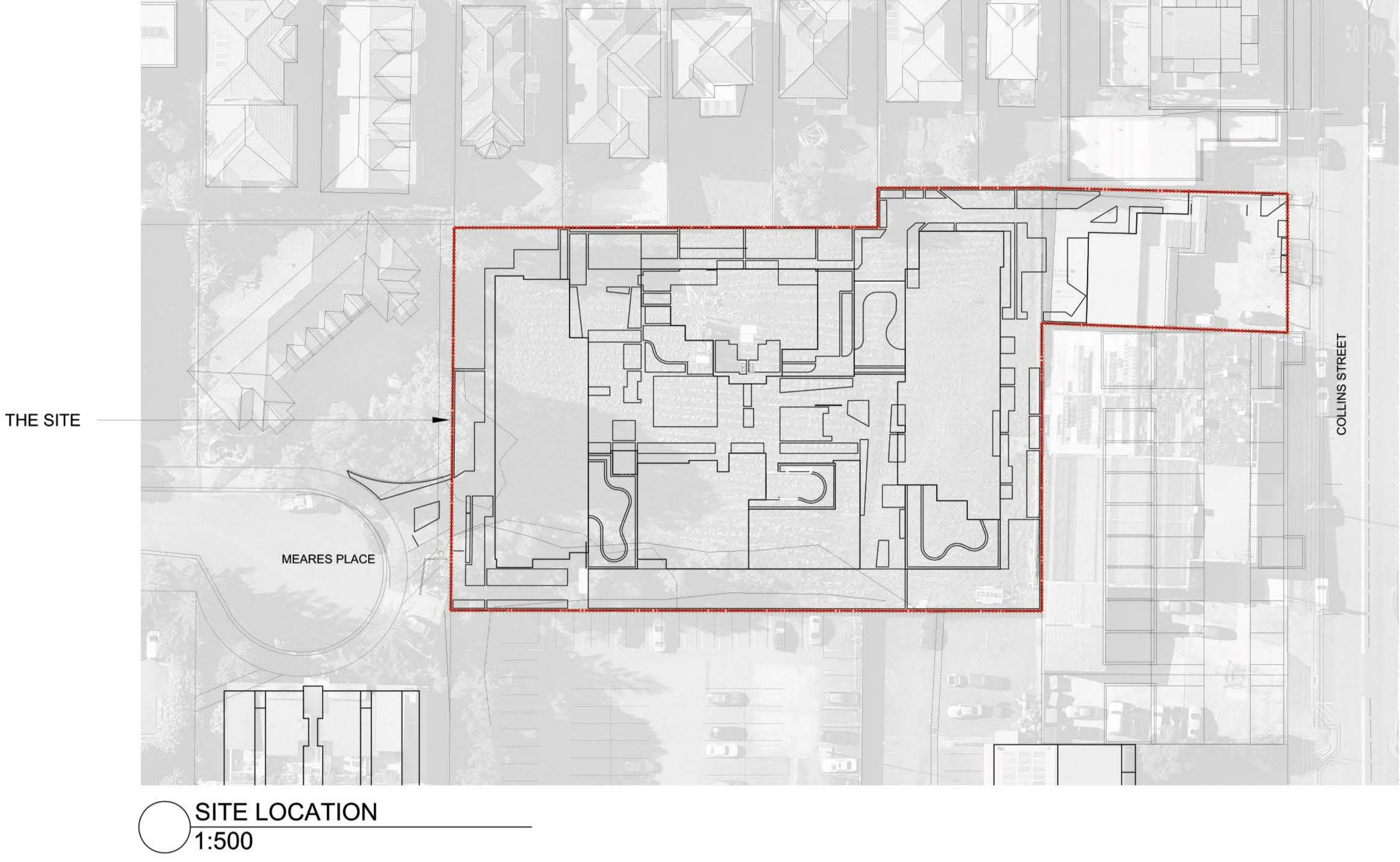
KIAMA SHORES, SENIORS LIVING DEVELOPMENT

LANDSCAPE DEVELOPMENT APPLICATION PACKAGE

Prepared for:
Kennedy Associates Architects

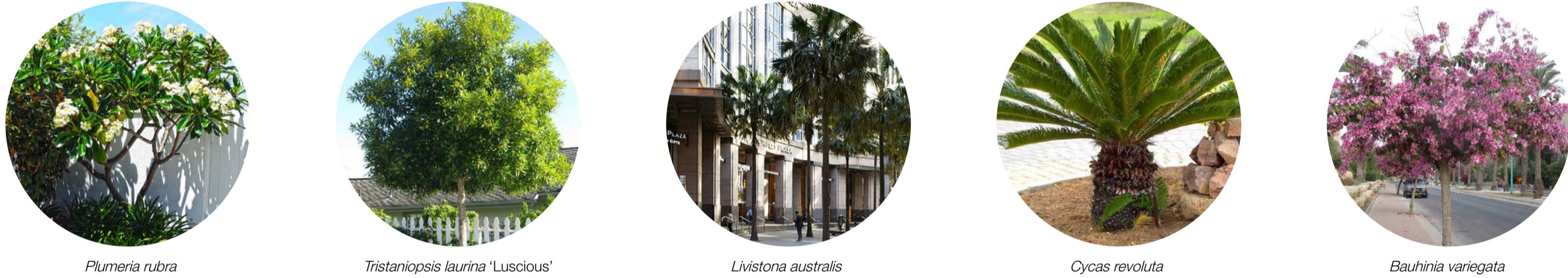
Prepared by:
Taylor Brammer Landscape Architects Pty Ltd

DWG NO.	DRAWING TITLE	SCALE
LC00	LANDSCAPE: COVER SHEET	1:500 @A1
LC01	LANDSCAPE CONCEPT PLAN - LEVEL 00	1:200@A1
LC02	LANDSCAPE CONCEPT PLAN - LEVEL 01	1:200@A1
LC03	LANDSCAPE CONCEPT PLAN - LEVEL 02	1:200@A1
LC04	LANDSCAPE CONCEPT PLAN - LEVEL 03	1:200@A1
LC05	LANDSCAPE CONCEPT PLAN - LEVEL 04	1:200@A1
LC06	LANDSCAPE: SECTION / ELEVATIONS	1:200@A1



PLANTING THEMES

TREES & PALMS



SHRUBS & FERNS

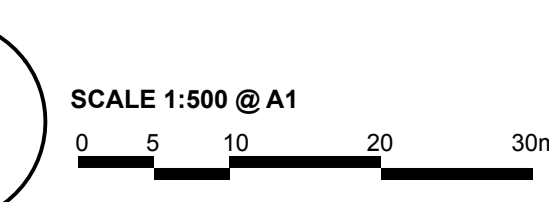


GROUNDCOVERS & GRASSES



INDICATIVE PLANT LIST

Symbol	Botanical Name	Common Name
COMMUNAL OPEN SPACE GARDENS		
TREE		
	<i>Bauhinia variegata</i>	Orchid Tree
	<i>Elaeocarpus 'eumundii'</i>	Quandong
	<i>Plumeria rubra</i>	Frangipanni
	<i>Tristaniopsis laurina 'Luscious'</i>	Water Gum
	<i>Magnolia grandiflora</i>	Little Gem
	<i>Olea europaea</i>	Wild Olive
PALMS AND FERNS		
	<i>Adiantum aethiopicum</i>	Maidenhare Fern
	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm
	<i>Asplenium australasicum</i>	Bird's Nest Fern
	<i>Blechnum cartilagineum</i>	Gristle Fern
	<i>Cycas revoluta</i>	Sago Palm
SHRUBS		
	<i>Alpinia caerulea 'Red Back'</i>	Native Ginger
	<i>Cordyline fruticosa</i>	Cabbage palm
	<i>Cordyline 'Rosebud'</i>	Cordyline
	<i>Cordyline stricta</i>	Cordyline
	<i>Cordyline 'Red It'</i>	Red Cordyline
	<i>Codiaeum variegatum</i>	Croton
	<i>Euphorbia splendens</i>	Crown of Thorns
	<i>Philodendron 'Showboat'</i>	Showboat
	<i>Philodendron 'Xanadu'</i>	Xanadu
	<i>Pittosporum tobira 'Miss Muffet'</i>	Pittosporum
	<i>Strelitzia nicholii</i>	Bird of Paradise
	<i>Viburnum odoratissima</i>	Viburnum
	<i>Raphis excelsa</i>	Lady Palm
GROUNDCOVERS / GRASSES		
	<i>Carpobrotus glaucescens</i>	Pigface
	<i>Clivia miniata</i>	Clivia
	<i>Liriope muscari 'Evergreen Giant'</i>	Turf lily
	<i>Sedum mexicanum 'Gold Mound'</i>	Stoneweed Gold
	<i>Rhoeo spathacea</i>	Mound Rhoeo
	<i>Lavandula dentata</i>	French Lavender
CLIMBING SPECIES		
	<i>Pandorea pandorana</i>	Wonga Wonga Vine
	<i>Hibbertia scandens</i>	Snake Vine
PERIMETER GARDENS		
TREE		
	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash
	<i>Tristaniopsis laurina</i>	Water Gum
	<i>Lagerstroemia indica</i>	Crape Myrtle
	<i>Acer palmatum</i>	Japanese Maple
PALMS AND FERNS		
	<i>Cycas revoluta</i>	Sago Palm
	<i>Livistona australis</i>	Cabbage Tree Palm
SHRUBS		
	<i>Cordyline stricta</i>	Slender Palm Lilly
	<i>Syzygium 'Cascade'</i>	Weeping Lilly Pilly
GROUNDCOVER / GRASSES		
	<i>Dianella caerulea</i>	Dianella
	<i>Grevillea lanigera</i>	Woolly Grevillea
	<i>Myoporum parvifolium</i>	Creeping Boobialla
	<i>Poa labillardieri</i>	Fountain Grass
CLIMBING SPECIES		
	<i>Pandorea pandorana</i>	Wonga Wonga Vine
	<i>Hibbertia scandens</i>	Snake Vine
STREET SCAPE		
TREE		
	<i>Rapanea howittiana</i>	Muttonwood



Landscape Cover Sheet

Project: 16-030W, Kiama Shores, Seniors Living Development
Client: Kennedy Associates Architects
Date: 10.08.2018
Revision: D
Drawn: DL
Checked: JH

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LC00

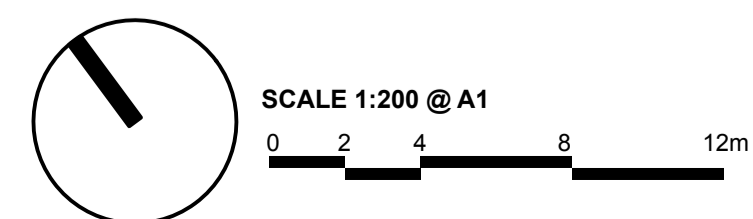


LEGEND

	SITE BOUNDARY		PROPOSED PALMS AND FERNS
	EXISTING CONTOUR		STREET TREE
	PROPOSED LEVEL		PROPOSED TREES
	EXISTING TREE TO BE RETAINED (REFER TO ARBORIST REPORT)		GROUNDCOVERS / GRASSES PLANTING
	RETAINING WALL TO ARCHITECTS DETAILS		SHRUB PLANTING
	SEAT TO ARCHITECTS DETAILS		TURF
	PAVING TO ARCHITECTS DETAILS		
	PERGOLA WITH CLIMBER		

DIALOGUE

- 1 COLLINS STREET FOOTPATH IS REFURBISHED TO MEET COUNCIL DCP REQUIREMENTS
- 2 PEDESTRIAN ENTRY FROM COLLINS STREET IS DEFINED BY A PERGOLA WITH CLIMBING PLANTS ABOVE
- 3 A SERIES OF RAISED PLANTERS WITH SMALL TREES, FERNS AND SPILLING GROUNDCOVERS PROVIDE SEPERATION FROM THE NEIGHBOURING PROPERTY TO THE PRIVATE TERRACES ALONG THE EASTERN EDGE OF THE SITE
- 4 RAISED PLANTER WITH FEATURE TREE PROVIDES A FOCAL POINT TO THE COURTYARD. A SERIES OF PALMS AND SMALL TREES ARE SET ON A GRID THAT PROVIDE A SENSE OF SCALE TO THE BUILDING SURROUNDS
- 5 A SERIES OF RAISED PLANTER BEDS PROVIDE SCREENING TO THE PRIVATE RESIDENTIAL COURTYARDS
- 6 OPEN LAWN AREAS SPILL OUT FROM THE PRIVATE COURTYARDS AND ARE SURROUNDED BY SCREEN PLANTING. THIS GREEN EDGE PROVIDES SEPERATION FROM THE ADJOINING CARPARK, AS WELL AS ANY STRONG SOUTH-WESTERLY WINDS



Landscape Concept Plan- Level 00

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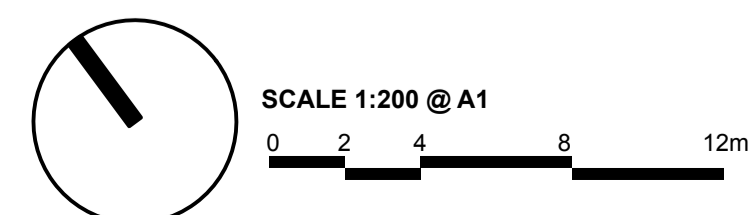


LEGEND

	SITE BOUNDARY		PROPOSED PALMS AND FERNS
	EXISTING CONTOUR 26.0		STREET TREE
	PROPOSED LEVEL +17.86		PROPOSED TREES
	EXISTING TREE TO BE RETAINED (REFER TO ARBORIST REPORT)		GROUNDCOVERS / GRASSES PLANTING
	RETAINING WALL TO ARCHITECTS DETAILS		SHRUB PLANTING
	SEAT TO ARCHITECTS DETAILS		TURF
	PAVING TO ARCHITECTS DETAILS		
	PERGOLA WITH CLIMBER		

DIALOGUE

- 1** COMMUNAL OPEN SPACE IS SURROUNDED BY A RAISED GARDEN EDGE WITH SEATING OPPORTUNITIES SET AGAINST THESE RAISED GARDENS. THIS SPACE IS ACCESSED VIA A PERGOLA WITH CLIMBING PLANTS ABOVE AND PROVIDES OPPORTUNITIES FOR RESIDENTS TO INTERACT
- 2** EXISTING TREES ALONG THE SITE BOUNDARY ARE MAINTAINED. A GARDEN BED EDGE HAS BEEN DESIGNED TO ACCOMMODATE THE RETENTION OF THE TREES
- 3** SERIES OF PAVED RAMPS PROVIDE RESIDENTIAL ACCESS BETWEEN COMMUNAL OPEN SPACES
- 4** THE LAWN TERRACE IS SURROUNDED ON EACH SIDE WITH PAVING TO ALLOW ACCESS FROM ALL SIDES. A SINGLE DECIDUOUS FEATURE TREE IS SET IN THE LAWN. THIS SPACE WILL PROVIDE OPPORTUNITIES FOR RESIDENTS TO RELAX AND EVEN SIT ON THE LAWN
- 5** PRIVATE TERRACE IS SURROUNDED BY A SERIES OF RAISED GARDEN BEDS THAT PROVIDE A BUFFER BETWEEN BOTH THE EXISTING ADJACENT CARPARK, AND MEARES PLACE



Landscape Concept Plan- Level 01

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LC02

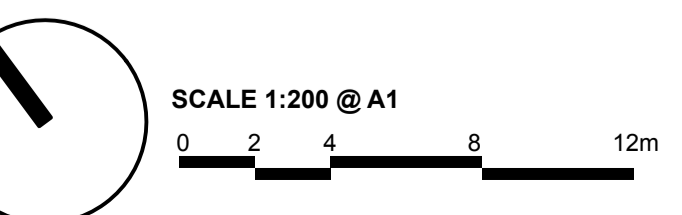


LEGEND

	SITE BOUNDARY		PROPOSED PALMS AND FERNS
	EXISTING CONTOUR		STREET TREE
	PROPOSED LEVEL		PROPOSED TREES
	EXISTING TREE TO BE RETAINED (REFER TO ARBORIST REPORT)		GROUNDCOVERS / GRASSES PLANTING
	RETAINING WALL TO ARCHITECTS DETAILS		SHRUB PLANTING
	SEAT TO ARCHITECTS DETAILS		TURF
	PAVING TO ARCHITECTS DETAILS		
	PERGOLA WITH CLIMBER		

DIALOGUE

- 1 PRIVATE OPEN SPACE OF THE MANAGERS UNIT IS CHARACTERISED WITH A RAISED GARDEN BED EDGE OVERLOOKING COLLINS STREET. A SMALL FEATURE TREE IS ALSO SET AMONGST THE PAVED AREA
- 2 A COMMUNAL OPEN SPACE WITH RAISED GARDEN BED EDGE AND SEATING OPPURTUNITY PROVIDES RESIDENTS ON LEVEL 02 A SPACE TO SOCIALISE
- 3 A SERIES OF PRIVATE OPEN TERRACES OPEN UP TO THE NORTH-EASTERN EDGE OF THE SITE. CAREFUL CONSIDERATION OF TREE AND PALM PLACEMENT TO THESE TERRACED EDGES ENSURES FILTERED LIGHT IS ABLE TO PENETRATE INTO THE BUILDING, WHILST ENSURING NO OVERLOOKING OPPORTUNITIES EXIST TO SURROUNDING RESIDENTS
- 4 SMALL COMMUNAL COURTYARD SPACE IS A MORE INTIMATE PLACE FOR RESIDENTS TO ENJOY QUIETER ACTIVITIES
- 5 EXISTING TREES ALONG THE NORTHERN EDGE OF THE SITE ARE RETAINED WITH ADDITIONAL GARDEN BED PLANTING TO PROVIDE A SOFTENED EDGE TO THE PRIVATE COURTYARD TERRACE
- 6 NORTHERN PEDESTRIAN ENTRY PROVIDES A CONNECTION DIRECTLY TO MEARES PLACE, WHICH ALLOWS ACCESS TO NEARBY SHOPS AND SUPERMARKETS. A SERIES OF RAISED PLANTED TERRACES HELP DEFINE THIS ENTRY

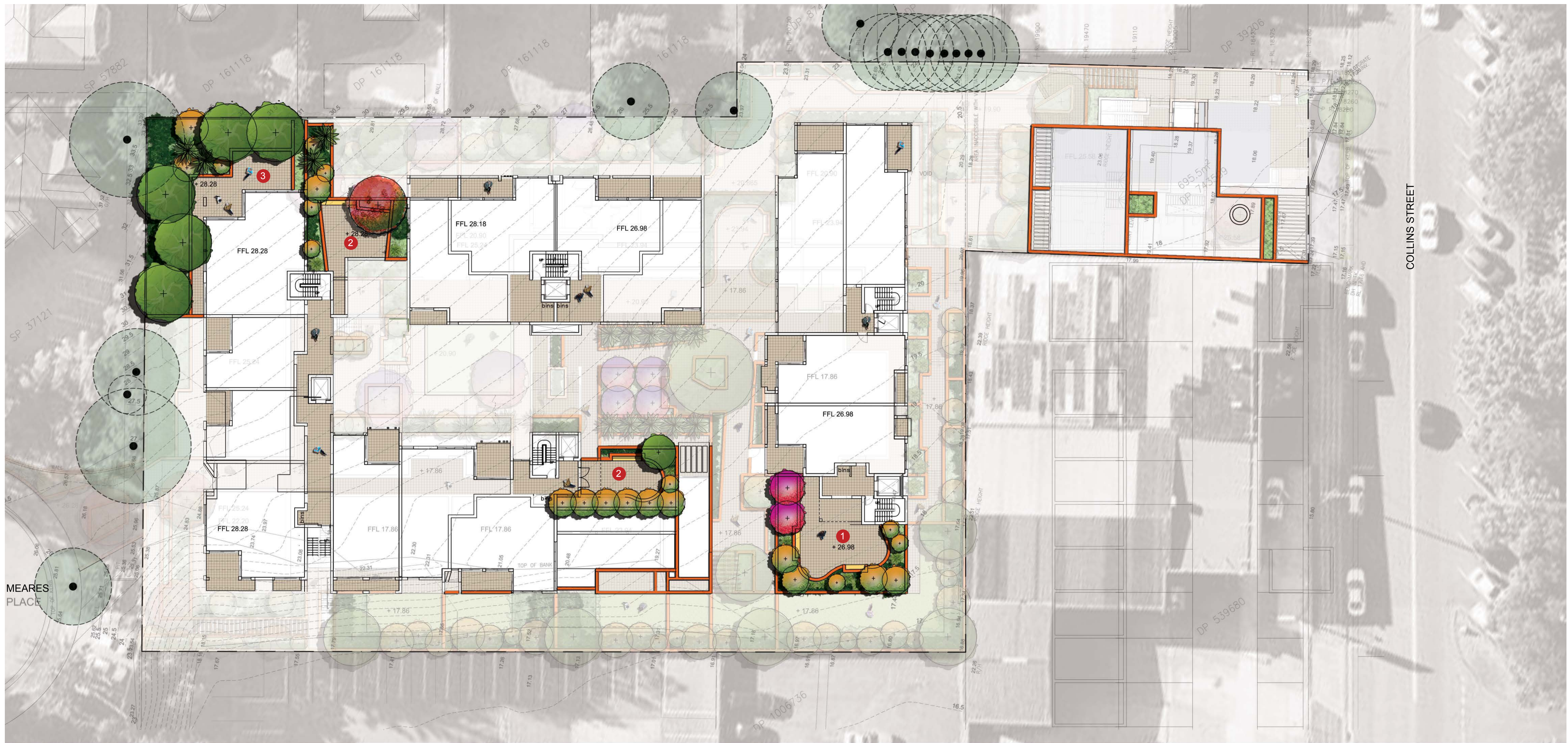


Landscape Concept Plan- Level 02

Project: 16-030W, Kiama Shores, Seniors Living Development
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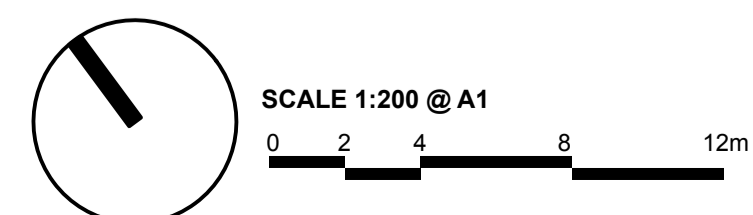


LEGEND

	SITE BOUNDARY		PROPOSED PALMS AND FERNS
	EXISTING CONTOUR		STREET TREE
	PROPOSED LEVEL		PROPOSED TREES
	EXISTING TREE TO BE RETAINED (REFER TO ARBORIST REPORT)		GROUNDCOVERS / GRASSES PLANTING
	RETAINING WALL TO ARCHITECTS DETAILS		SHRUB PLANTING
	SEAT TO ARCHITECTS DETAILS		TURF
	PAVING TO ARCHITECTS DETAILS		
	PERGOLA WITH CLIMBER		

DIALOGUE

- 1 A COMMUNAL OPEN TERRACE WITH SMALL TREE PLANTING SURROUNDS, ENSURES A GREEN EDGE FROM THE WESTERN SUN AND SOUTH WESTERLY WINDS IS ACHIEVED
- 2 INTIMATE COMMUNAL OPEN SPACE OPPORTUNITIES EXIST ON LEVEL 03 THAT GIVE RESIDENTS A RANGE OF POSSIBILITIES IN TERMS OF INTERACTION AND RELAXATION. LOW PLANTED EDGES ARE PROPOSED TO ENSURE VIEWS BEYOND ARE HIGHLIGHTED
- 3 PRIVATE TERRACE IS SET AMONGST SURROUNDING RAISED GARDEN BEDS TO PROVIDE A SCREENED EDGE TO THE NEIGHBOURING PROPERTIES



Landscape Concept Plan- Level 03

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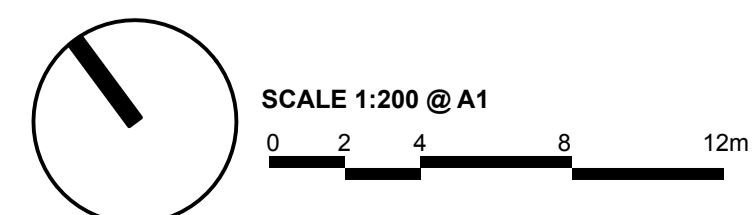


LEGEND

	SITE BOUNDARY		PROPOSED PALMS AND FERNS
	EXISTING CONTOUR		STREET TREE
	PROPOSED LEVEL		PROPOSED TREES
	EXISTING TREE TO BE RETAINED (REFER TO ARBORIST REPORT)		GROUNDCOVERS / GRASSES PLANTING
	RETAINING WALL TO ARCHITECTS DETAILS		SHRUB PLANTING
	SEAT TO ARCHITECTS DETAILS		TURF
	PAVING TO ARCHITECTS DETAILS		
	PERGOLA WITH CLIMBER		

DIALOGUE

- 1** PRIVATE OPEN SPACE IS SURROUNDED WITH A RAISED GARDEN BED EDGE. PLANTING IS CAREFULLY CHOSEN TO ENSURE VIEWS BEYOND THE SITE ARE ACHIEVED
- 2** COMMUNAL OPEN SPACE WITH SEATING SET INTO THE RAISED GARDEN BED WALLS ALLOW RESIDENTS TO "TAKE IN THE VIEW"
- 3** LARGER COURTYARD SPACE GIVES OPPORTUNITY FOR GATHERINGS TO TAKE PLACE. SMALL TREE PLANTING IS SET ON THE SOUTH WESTERN EDGE TO PROVIDE SOME PROTECTION AGAINST ANY SOUTH-WESTERLY WINDS

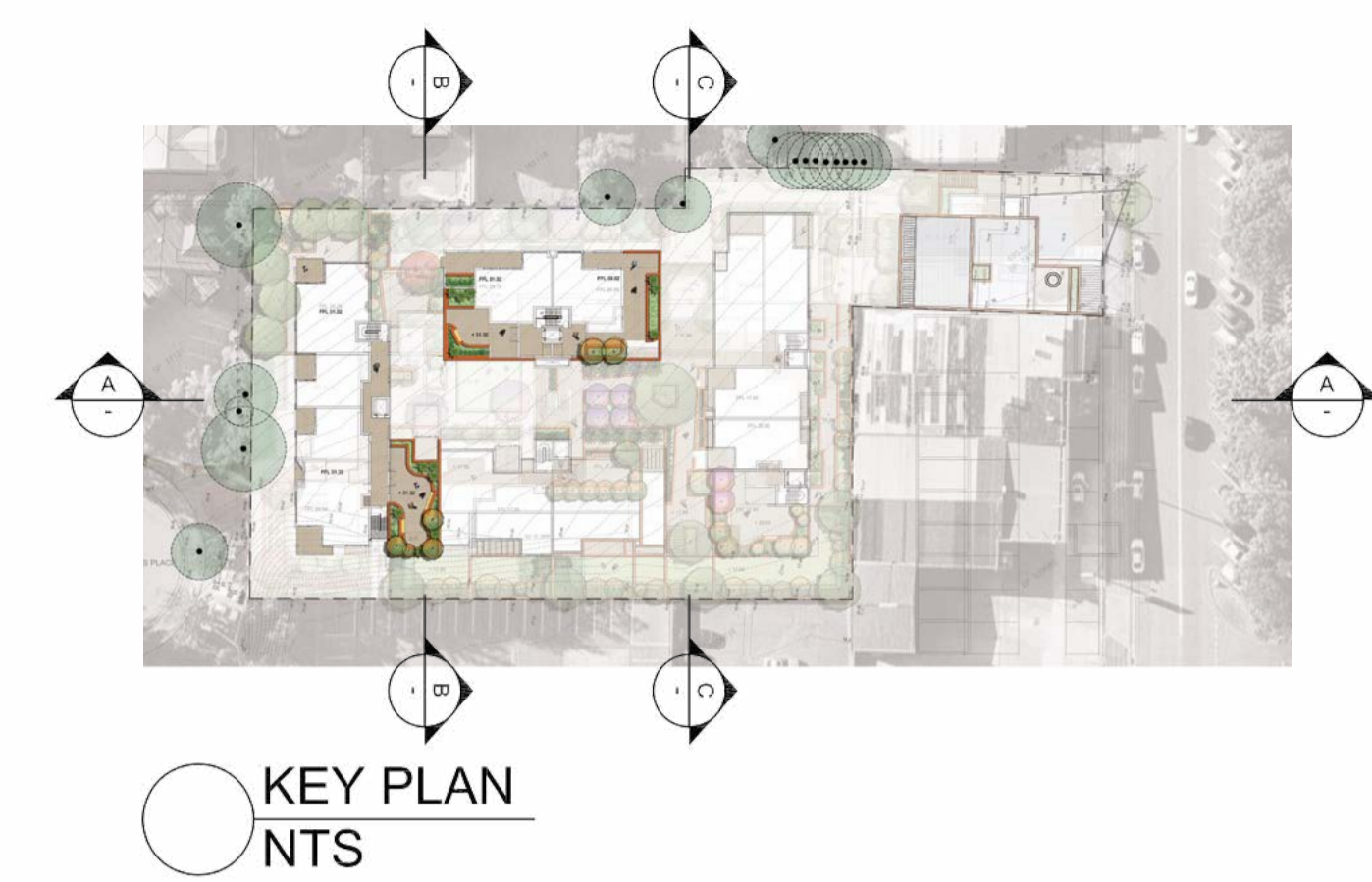


Landscape Concept Plan- Level 04

Project: 16-030W, Kiama Shores, Seniors Living Development
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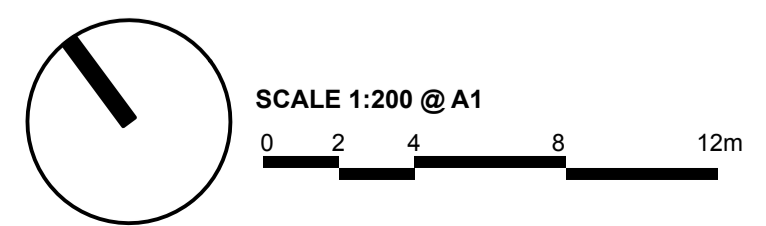
SECTION/ELEVATION AA
1:200



SECTION/ELEVATION BB
1:200



SECTION/ELEVATION CC
1:200



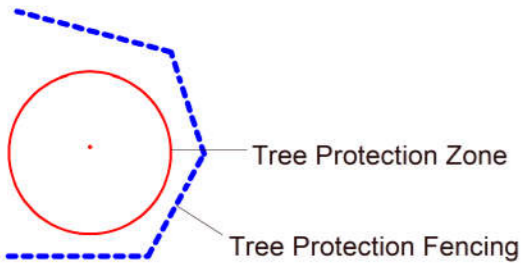
Landscape Section / Elevations

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TPZ - Tree Protection Zone -
 The TPZ is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

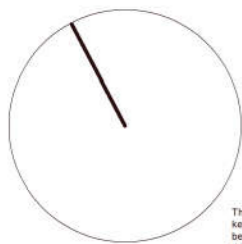
TREE SCHEDULE -

- T1 - Araucaria heterophylla - TPZ = 3.6M
- T2 - Eucalyptus elata - TPZ = 5.4M
- T3 - Allocasuarina littoralis - TPZ = 2.0M
- T4 - Allocasuarina littoralis - TPZ = 2.4M
- T5 - Allocasuarina littoralis - TPZ = 8.4M
- T6 - Schinus molle - TPZ = 6.0M
- T7 - Callistemon viminalis - TPZ = 2.4M
- T8 - Brachychiton acerifolius - TPZ = 6.0M
- T9 - Cupressus X Leylandii - TPZ = 4.8M
- T10 - Allocasuarina littoralis - TPZ = 3.6M

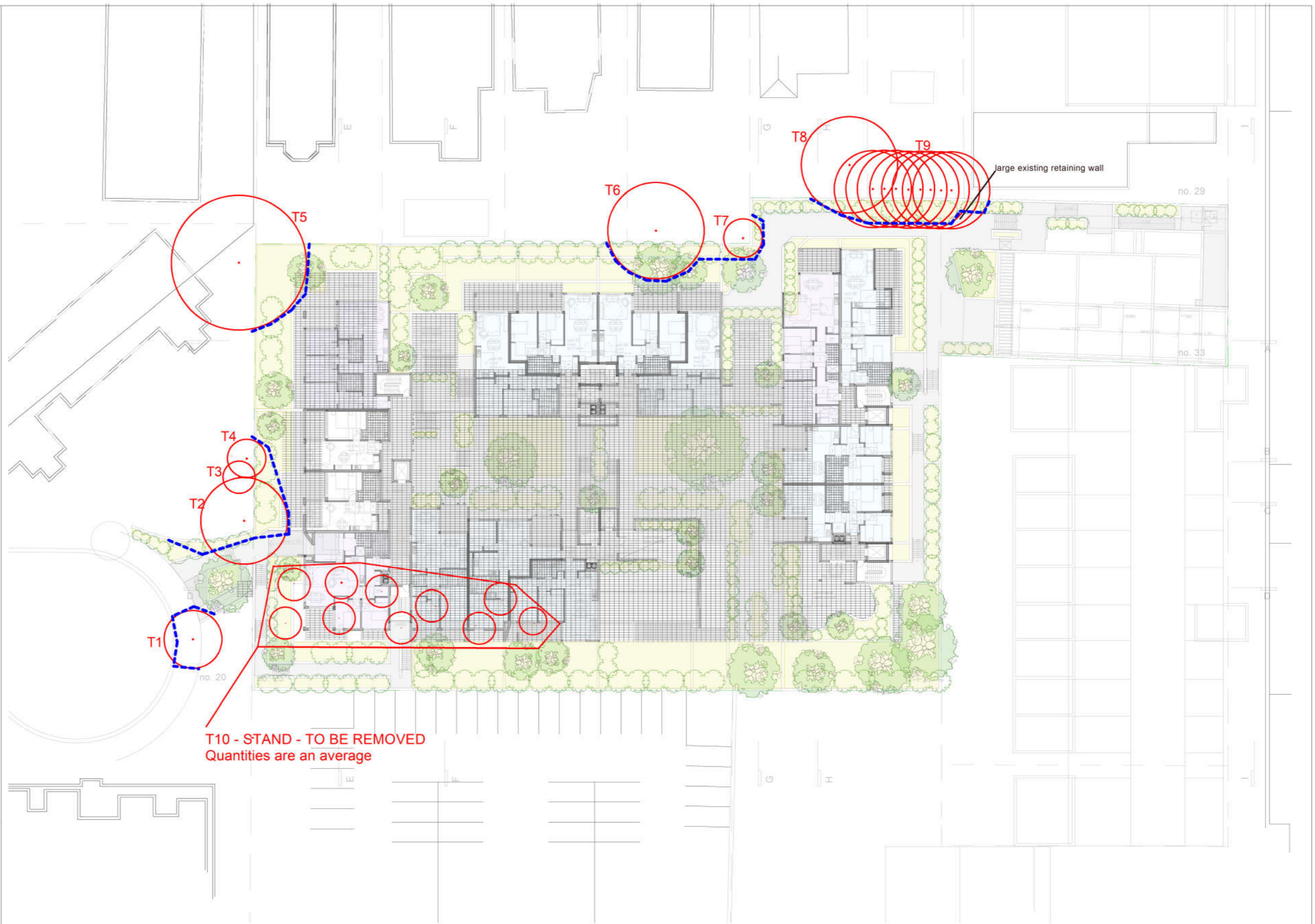


Encroachments within the TPZ of any trees shall use pier and beam or cantilevered methods of construction to minimise impacts to the subject tree, under the direction from the project Arborist

Erosion controls within the TPZ of each tree above excavations shall include mulching of each TPZ with 100mm of organic leaf mulch, coir logs longitudinally across the area and staked into place



This Proposed Level 03 plan by Kennedy associates architects has been used for the purposes of this Tree Location and protection plan



T10 - STAND - TO BE REMOVED
 Quantities are an average

This plan shall be kept on site for all Contractors and Sub contractors to view, adhere to and understand the tree protection measures that shall remain in place for the entirety of the project.