

An aerial photograph of a coastal area. On the left, there is a sandy beach with some vegetation and a small building. A road runs along the top left. The ocean is on the right, with people swimming and a wave breaking. The text 'ARCADIA' is written in white, underlined, in the upper right corner.

ARCADIA

Towradgi Retirement Village

Development Application

Prepared for Illawarra Retirement Trust
July 2021

Contents

01

Site Understanding

Site Context5

Landscape Character6

Site History7

Site Analysis8

Environmental Conditions10

02

Vision

Landscape Vision12

Design Strategies14

Design Principles15

Opportunity Drivers16

03

Landscape Concept

Landscape Masterplan18

Key Places // The Village Green21

Key Places // The Garden Rooms22

Key Places // The Green Terraces23

Key Places // Towradji Walk24

04

Landscape Systems

Materials Palette26

Planting Strategy27

05

Landscape Addendum

Landscape DA Drawings30



01 // Site Understanding

Site Context

Surrounding Context

Towradgi is a small coastal suburb approximately 5km North of Wollongong. The site sits in a unique landscape setting, Towradgi beach directly to the east, surrounded by small creeks and tributaries and with Illawarra escarpment state conservation area further to the west.

From the site we can experience both physical and visual connections to the surrounding landscape systems.

Towradgi is rich in natural amenity, such as Towradgi Creek, The Illawarra Escarpment as a State Listed Conservation Area and vast uninterrupted stretches of beach.

Local Context

Towradgi IRT itself is a mere 250 metres from the beach, which makes it a true coastal landscape prone to elements such as salt and wind. The adjacent creek which separates the beach from site acts as a strong vegetation corridor, important for site drainage and ecological connections. The development site is in close proximity to quality local amenities such as Ray Robinson Oval, Towradgi Bowls and Recreation Club, Towradgi Beach Hotel and The Mc Keon Swim Centre all within a 500m radius.

Legend

- Existing IRT Facilities
- Social and Wellness Centres
- Golfcourse
- University and Tafe Campus
- Train Line and Stations
- Hospitals

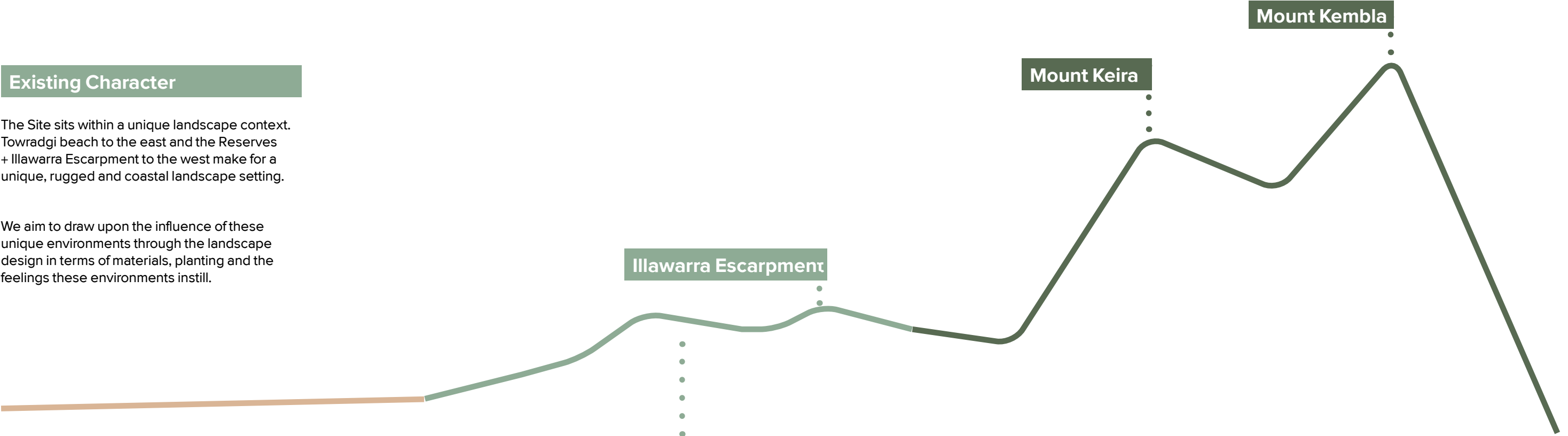


Landscape Character

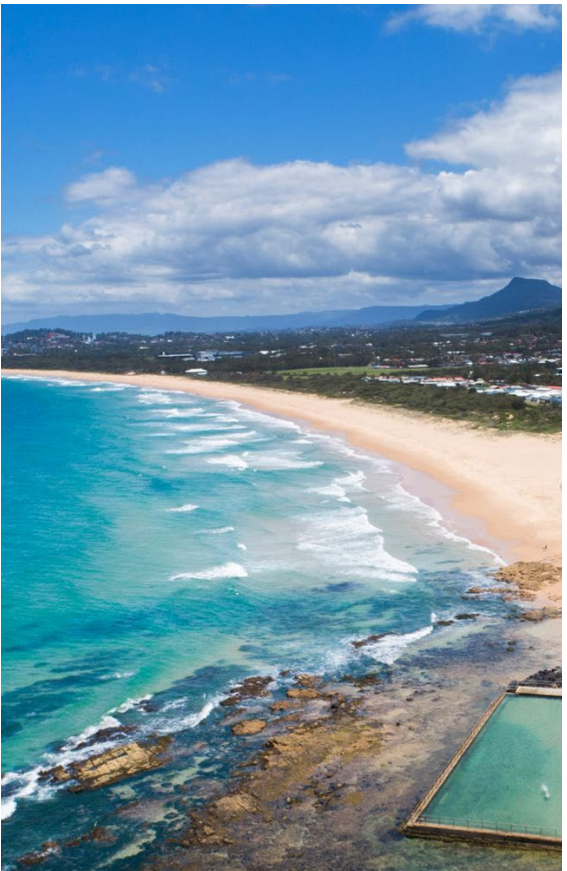
Existing Character

The Site sits within a unique landscape context. Towradgi beach to the east and the Reserves + Illawarra Escarpment to the west make for a unique, rugged and coastal landscape setting.

We aim to draw upon the influence of these unique environments through the landscape design in terms of materials, planting and the feelings these environments instill.



Coastal Fringe



Surrounding Resereve



Illawarra Escarpment



Mount Keira



Mt Kembla



Site History

Women and Mens Mountain

Towradgi is a corruption of a Dharawal word “Kow-radgi” meaning the guardian of the sacred stones.

Mt Keira, Women’s Mountain, connects the creation of the five islands’ dreaming story. Oola Boola Woo or the west wind lived with his six daughters. Five daughters were blew off the mountain by their father Oola Boola Woo.

The story eventuates that after years of fretting for the sixth sistyer Geera, the five sisters, turned into mermaids and swim around the islands. Geera sister is know know as Mt Keira.

The memorial of the five sisters is located on a sea wall at Hill 60 south of the proposed site, the original homeplace for the Wadi Wadi people.

Mt Kembla the Dharawal men’s mountain believed to be dreived from the word Jum-bulla which is thought to mean a place of good hunting of the wallaby (Djembla).

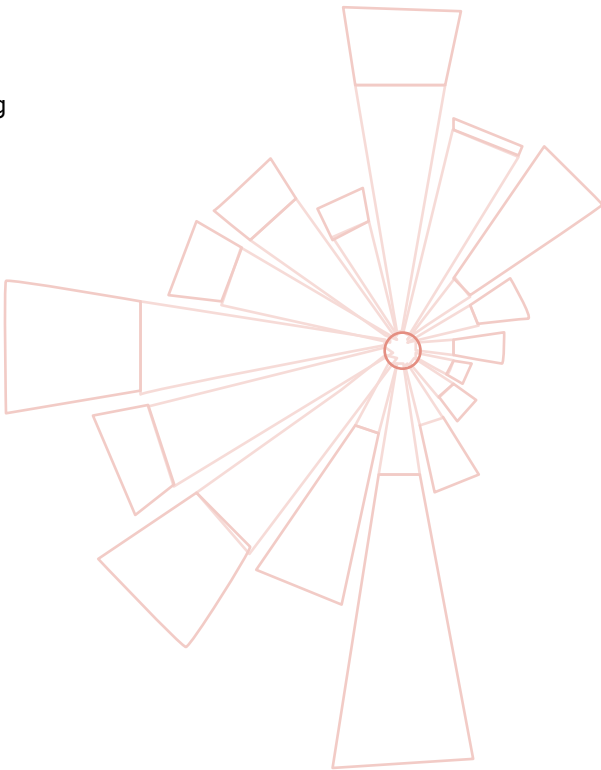
The face, hair and beard of an old Aboriginal man can be seen on Mount Kembla. Mount Kembla was for the men. There was a track up Mount Keira for the women. It’s not where the road goes now. The Elders came from over the escarpment from Bulli. There are trails all

over the escarpment. People travelled from Nowra to Windang where they aquired their seafood. (Rita Timbery-Benneet, Sue Wesson and Kath Schilling).

Illawarra Escarpment

Communities of the Illawarra, tell of spirits made dreaming tracks, particular paths around the continent, and throughout Illawarra, bringing life. This spirit process created the natural features, escarpments, lake and coastlines of the area. Birrangooloo, the mother of all and her husband Biame, the father of all, are know as the two creation beings of the region. The Creation Serpent could

inhabit many abodes simultaneously. Other spirits settled down in the places important to them including Mt Keira, Mt Kembla, Mt Coolangatta, Mt Gulaga and Mt Mumbulla, and they actively remain there still, like Umbarra, the black duck, which has become the form of Merriman Island in the middle of Wallaga Lake.



Illawarra Escarpment



Cabbage Tree Forest, Illawarra

Site Analysis

Existing Conditions

The site is nestled to the East by Towradgi Beach and single storey residential dwellings to the north and west. Notably, the site benefits from some great existing amenities such as the coastal cycleway, on street parking, coastal vegetation buffer and creek tributaries, all of which we can draw upon and incorporate in our design thinking.

// Street tree at Murrannar Road to be retained



// Existing Murrannar Road condition



// Existing cycleway along eastern edge



// Existing Edgar Street Condition. Views to regional landscape.



// Murrannar Road Condition



// Views from cycleway towards site.



// Coastal vegetation buffer along eastern edge



// Existing tributaries through Kemps Reserve

Site Analysis

Pedestrian Connection

Current pedestrian access into the site is from Murrarar Rd which is activated by a footpath which links up to two bus stops. Vehicular entries currently exist off Murrarar Rd and Edgar St.

Potential Opportunities

- Improved connectivity to the surrounding neighbourhood will be key to the success of IRT Towradgi.
- Opportunity to investigate through-site links and connections through new communal courtyards / micro greens as means to stitch the new community at IRT Towradgi into the existing neighbourhood fabric.
- Potential to form connection with existing recreational and educational offerings from the University of Wollongong, and numerous commercial offerings
- Opportunity to activate streets to increase pedestrian safety.
- Potential to activate the ground plane and turn this street into the life blood of the whole development

Walkability & Safety



Walkable Destinations

- Towradgi Park Bowls and Recreation Club // 500 metres
- Towradgi Surf Club // 250 metres
- Australia Post Office // 350 metres
- Towradgi Beach Hotel // 600 metres

Short Drives

- Towradgi Train Station // 900 metres
- University of Wollongong (Innovation Campus) // 2.4 km
- Foodworks, Corrimal // 1.8 km
- Coles and Aldi Supermarkets, Fairy Meadow // 2.4 km

Circulation and Access



Legend

- ➔ Footpaths & Pedestrian entries
- ➔ Vehicular site entry
- Bus Stops

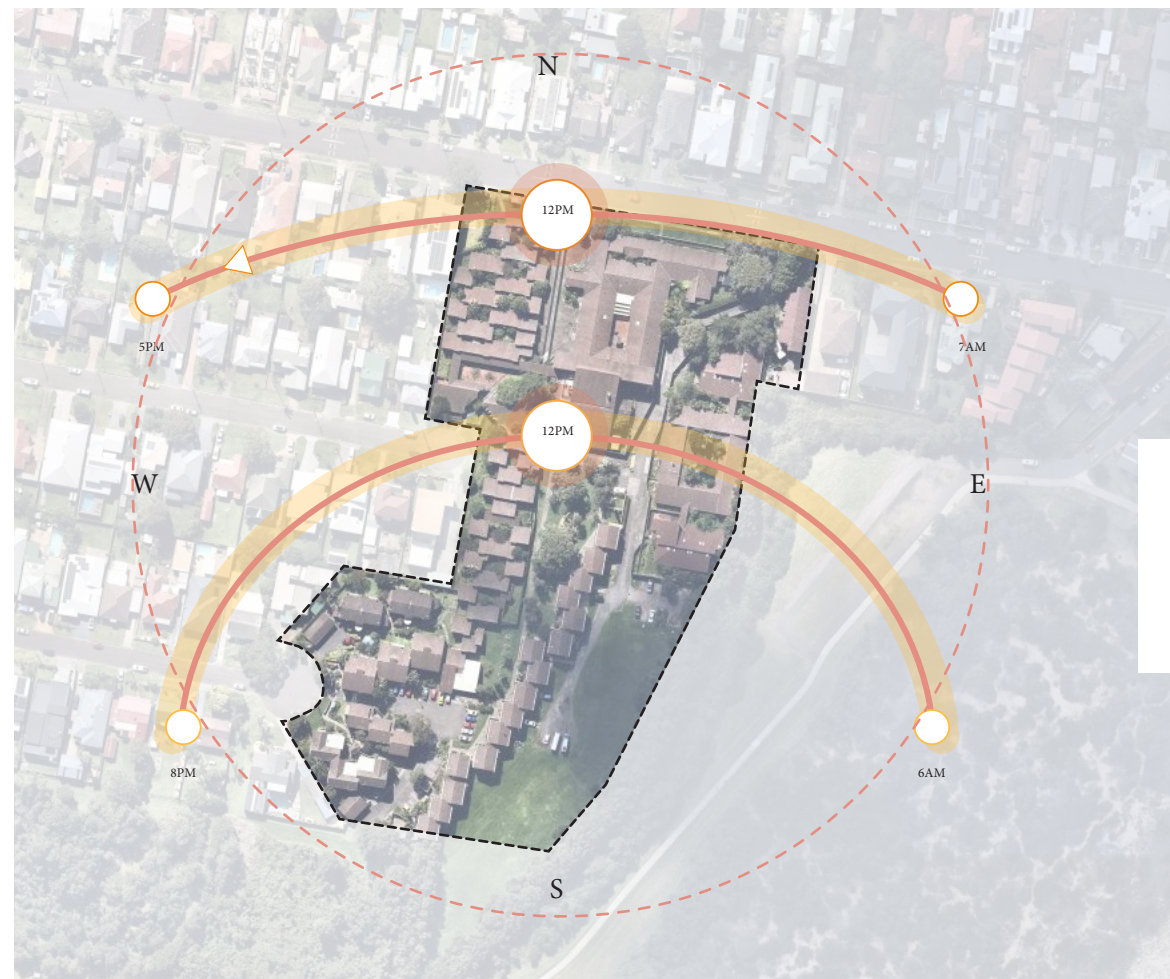
Environmental Conditions

Solar + Wind Exposure

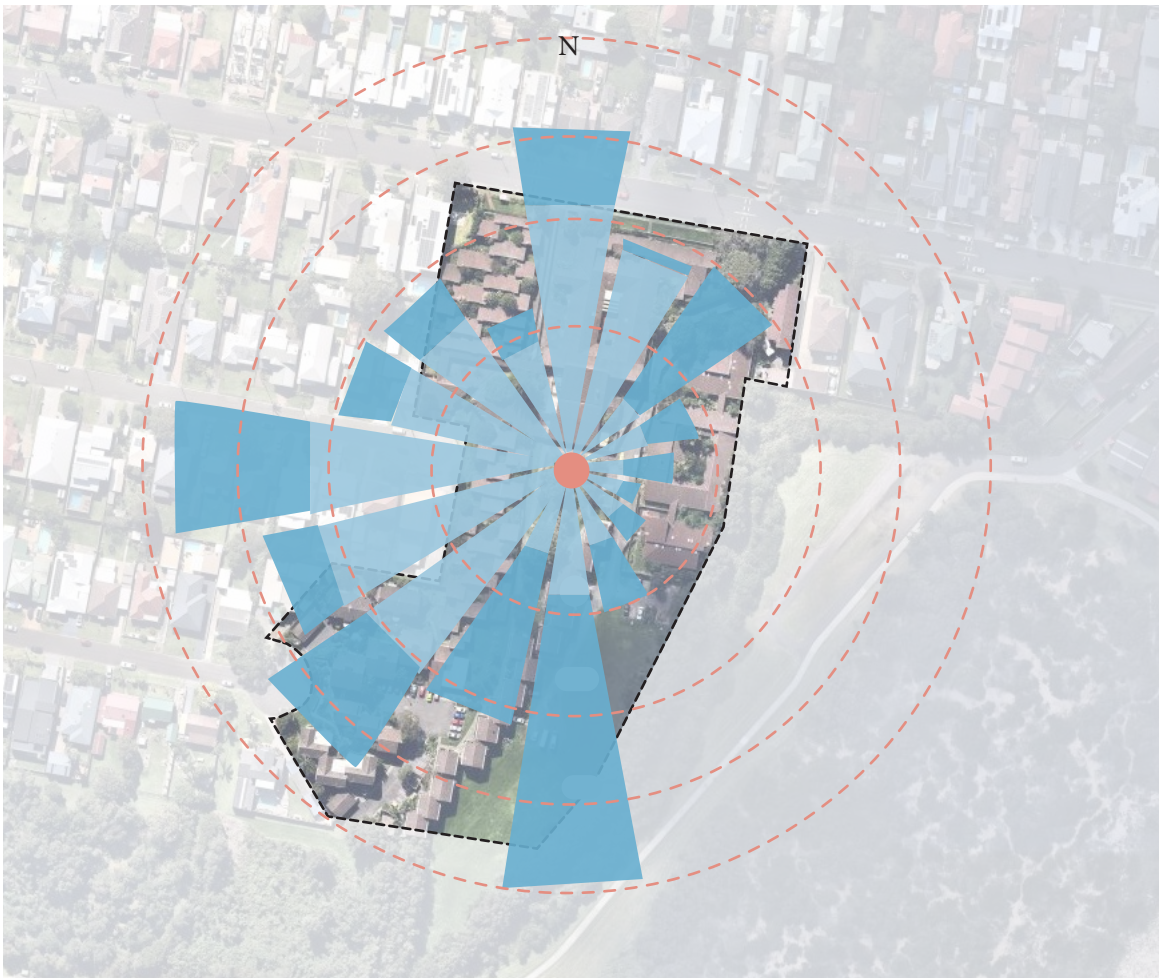
The proposed villa orientation will harness the rising and setting sun, due to the site's advantageous aspect. Inviting soft sun will be key to the success of site, as well as screening from excess harsh sun.

Current wind rose mapping over site suggests that southerly and westerly winds are the strongest, which may require a degree of vegetation buffering against these directions.

Sun Path



Wind & Climate Conditions



A photograph of a lush forest landscape. In the foreground, there are large, dark rocks covered in vibrant green moss. Interspersed among the rocks are clumps of tall, thin, green grasses and dense patches of bright green ferns. In the background, a dense forest of trees with reddish-brown bark and green foliage rises up a hillside. The lighting is soft and natural, suggesting a forest interior. A white diagonal line cuts across the bottom right corner of the image.

02// Vision

Landscape Vision

01// A Restorative Landscape

We understand the importance of creating a community landscape which promotes healthy living and wellbeing. Outdoor communal areas must be flexible to support a variety of uses, mixed in with more intimate spaces to support private gatherings and individuals who prefer stepping away from larger group settings.

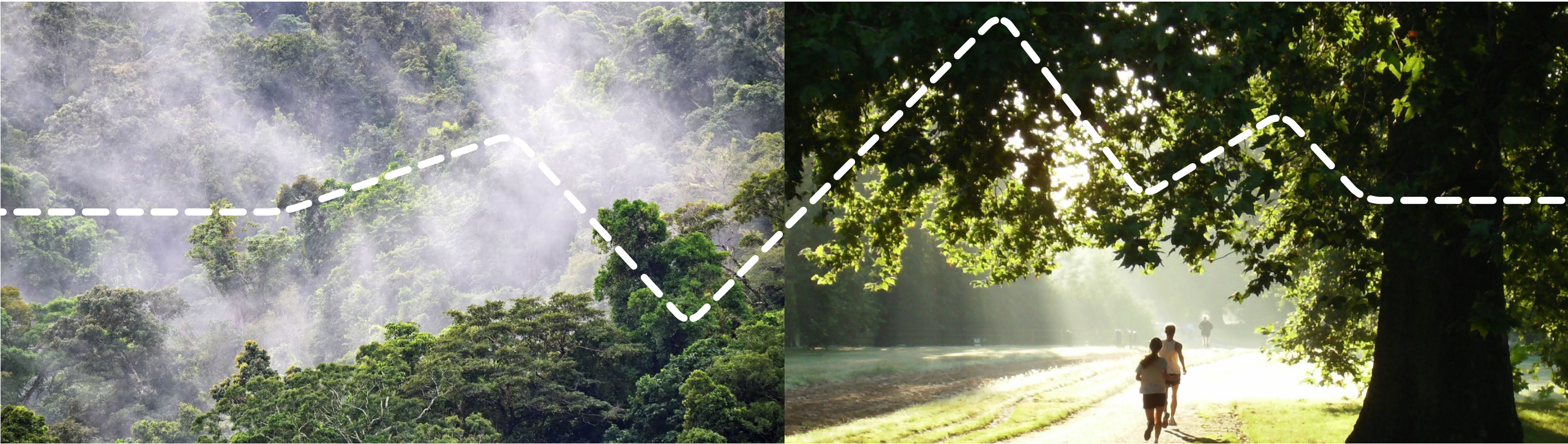
At IRT Towradgi, providing ongoing medical support and allied health services will be part and parcel of the offerings to all residents. Our responsibility will be to look beyond the four walls our homes and into the outdoors to complement and support these services. The landscape provides immeasurable healing and restorative effects, so how do we maximise our landscape to support the treatment of illness and speed up recovery?

Humans are complex beings. Our physical, mental and spiritual wellbeing can be directly influenced through our environment.

Research tells us that green spaces are important for physical and mental health. Having access to green spaces can reduce health inequalities, improve well-being and aid in treatment of mental illness.

It is therefore a central focus of our landscape strategy to provide a strong indoor outdoor connection to increase the exposure of residents to green spaces.

Layering and promoting these green environments is central to the design. Through program, orientation and material, the landscape experience is curated, enhancing the experience for users.



Landscape Vision

02// A Safe and Welcoming Village Green

The proposed development has been generated from a clear site strategy influenced by existing site flood levels. The site response is defined by two worlds; the village heart, for the whole IRT community, locals and visitors, separated by level, from private spaces for the amenity of the villa residents.

The Village Green and surrounding communal offerings is generated from the outside, with streets treatments to enhance the presence of the site in its surrounding neighbourhood. All streets within IRT Towradgi will be treated with unique paving; elevating the public domain from its existing, surrounding suburban street aesthetic.

03// Part of the Local Character

The new retirement village will capitalise on its picturesque, coastal landscape through the use of local planting and materials throughout the development. The design will also draw on the wild, yet calming elements of the Illawarra escarpment and Towradgi Beach to create similar feelings of calm and relaxation within the new landscape.

We seek to create a complementary community landscape for the residents and locals, capturing all the characterful aspects of its location that makes it a unique place in south Sydney.



Design Strategies



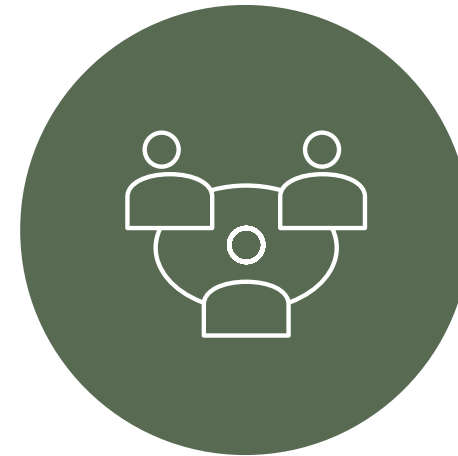
A Healthy Community

- Create an environment that:
- encourages daily movement
 - promotes physical exercise
 - improves mental and physical health
 - improves wellbeing



An Intergenerational Landscape

- Public realm is the glue that binds communities together.
- Let's create an environment that is inclusive for young and old.



A Connected Community

- Create a series of outdoor spaces that:
- encourages social interaction
 - brings residents out of their homes for living and learning
 - entices locals to visit, stay and play
 - caters for active and passive users

Design Principles



Green Heart



Flexible and Adaptable Spaces



Seasonal Comfort



Activated Edges



Human Scale

Opportunity Drivers

Concept Vision

Places For Pedestrians

How do we change the perception of our streets as the only means to deliver cars through the development?

Can we use the streets as shared spaces where people and cars co-exist?

By treating the materiality of the streets differently from the surrounding neighbourhood, it instantly feels exclusive and special. Naturally, cars will want to slow down when they enter IRT Towradgi.

Additionally, with the use of visual and physical restraints (planters, furniture and trees) motorists will be more aware of their surroundings when they navigate through the development.



IRT's Development Model

IRT Towradgi's development model needs to be all-inclusive, future-focussed and adaptable to change.

Many potential buyers will be moving from quarter-acre blocks with large backyards; the amenity of which they will be hoping to retain at their new home.

Villa style living places a much larger responsibility on communal open space and the public domain to fulfil this human need. These spaces are the 'backyards' of contemporary urban society.

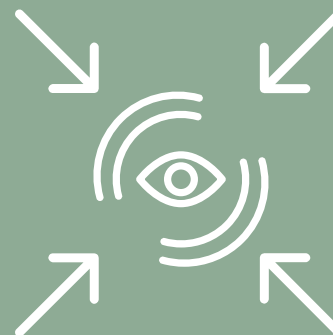


Growing with the Community

As the wider Wollongong City community sees steady development growth, the quantum and quality of open space must respond accordingly.

The provisions for open space at IRT Towradgi has the opportunity to become the centre for public life; a destination park that evolves over time, and a place that welcomes all walks of life.

We have the opportunity to strengthen community identity through a clear place-led approach, that will ultimately inform the final concept masterplan.



A Place for Future Generations

We have an opportunity to create a memorable, destination landscape loved by residents, locals and visitors alike.

The landscape must cater for the needs of residents, and remain flexible to meet the needs of the evolving community.





03// Landscape Concept

Landscape Masterplan

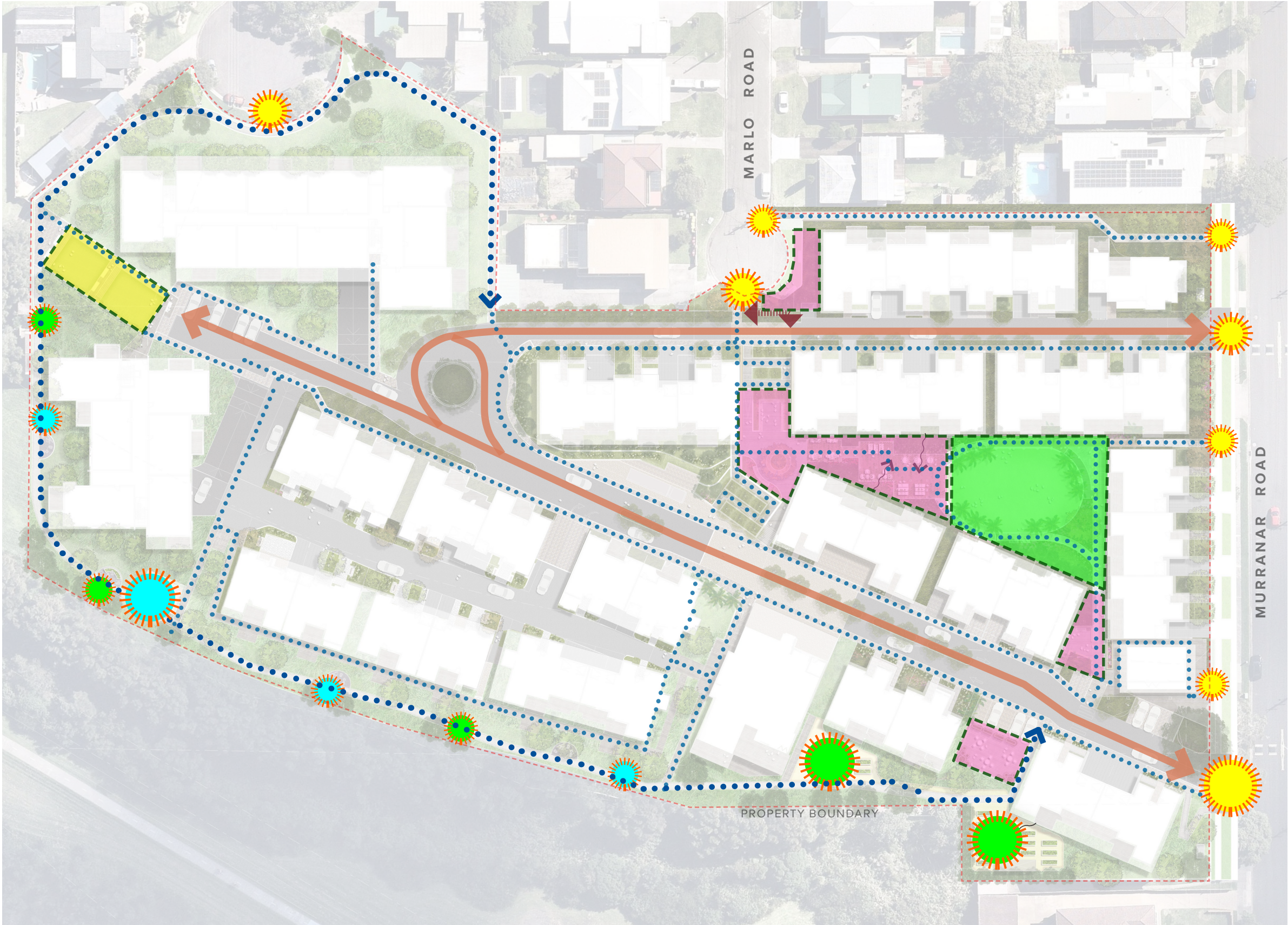
- Legend**
- 1. The Village Green
 - 2. Murrannar Road main vehicular entry
 - 3. Shared Zone between Club House and entry to Village Green
 - 4. Garden Rooms
 - 5. Terraced Lawn
 - 6. Towradgi Perimeter Walk
 - 7. Kitchen Garden plots along perimeter walk
 - 8. Fitness nodes along perimeter walk
 - 9. Productive gardens and workshop
 - 10. Edgar Street entry
 - 11. Marlo Road entry
 - 12. Through-site link from Marlo Road to Murrannar Road
 - 13. Upper Level Concourse Garden Landscape
 - 14. Roundabout with feature tree
 - 15. Existing tree to be retained
 - 16. Vehicular exit onto Murrannar Road
 - 17. Rest and recovery zone



Landscape Masterplan

Circulation & Spaces

- Legend
- Towradgi Walking Track
 - Vehicle Access
 - Pedestrian Path
 - Site Entry/Exit Points
 - The Village Green
 - The Green Terraces
 - Garden Rooms
 - Fitness Nodes
 - Kitchen Garden

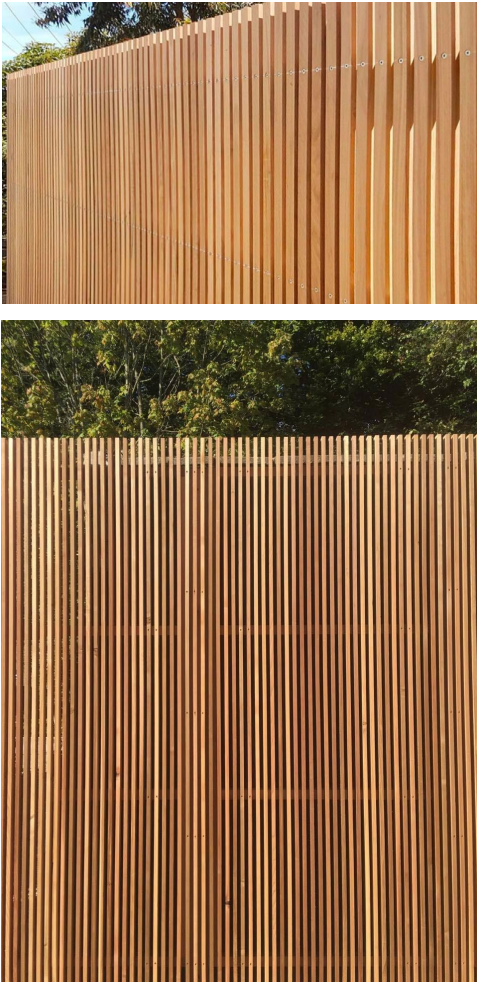


Landscape Masterplan

Fencing Strategy

- Legend**
- New timber palisade fence to 1800 high above finished RL
 - Existing fence retained
 - No fence proposed
 - Existing fence removed

Proposed timber palisade fence



Key Places

The Village Green

Description

The Village Green serves an important role as the common ground for all new residents and the local community.

It supports the everyday activities; exercise classes, community group gatherings and also has the ability to host larger functions and events. Pop-up markets, flower stalls and temporary exhibitions.

A large, level lawn is a great kick-a-bout area for children and group activities. A social terrace adjacent to the lawn provides all covered, entertainment; BBQ spcaes and seating to foster social interaction and connection.

The Village Green is accessible via ramps and walkways, which serves as a loop track around the lawn.

Adjacent to the lawn are sheltered “garden rooms”; intimate spaces with views out to flexible lawn space.

An arbor increases comfort and amenity to the Green in the space during the warmer and cooler months.



Key Plan



Detailed Plan - The Village Green



Timber arbor to Garden Rooms Open lawn area Timber arbor with climbing plants Social Terrace with picnic seating and BBQ

Section through Village Green

Key Places

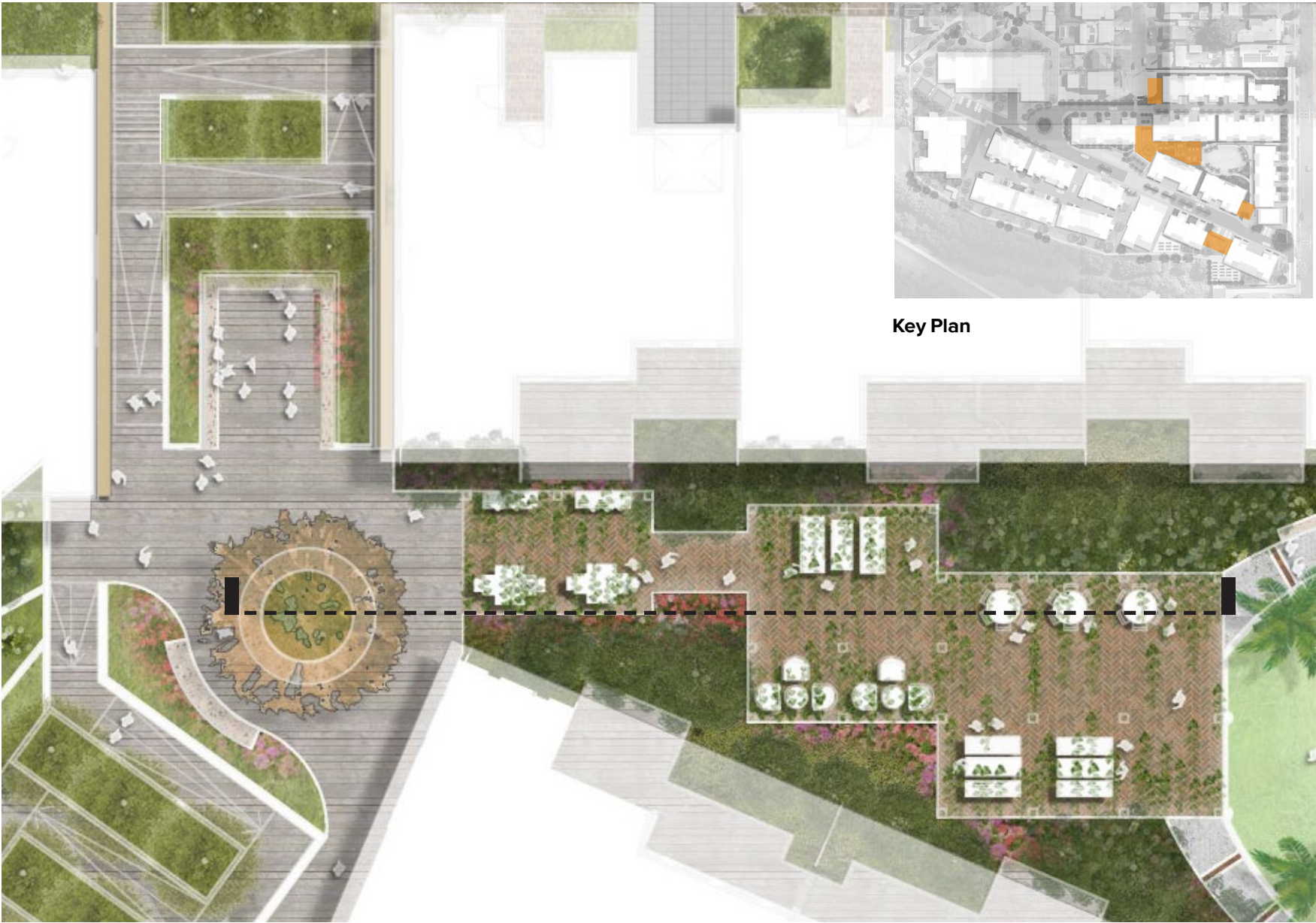
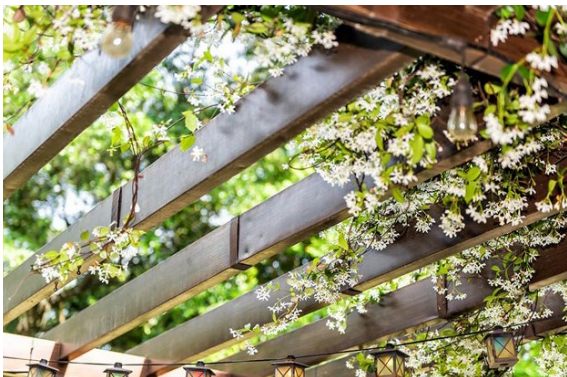
The Garden Rooms

Description

The Garden Rooms are smaller, more intimate zones to embrace a slower living lifestyle. They are complementary spaces adjacent to the Village GReen and dispersed through the development.

Environmental comfort is provided through large shade trees that hug each Garden Room.

Paving texture will be warm coloured, detailed and will connect to the residential feel of the site. Ample seating areas provides places to sit, chat or wait for visitors.



Detailed Plan - Garden Rooms next to Village Green



Raised Planter with timber batten seating edge Dining table seating Lounge seating Timber frame pergola with climbers planted to columns

Section through Garden Rooms next to Village Green

Key Places

The Green Terraces

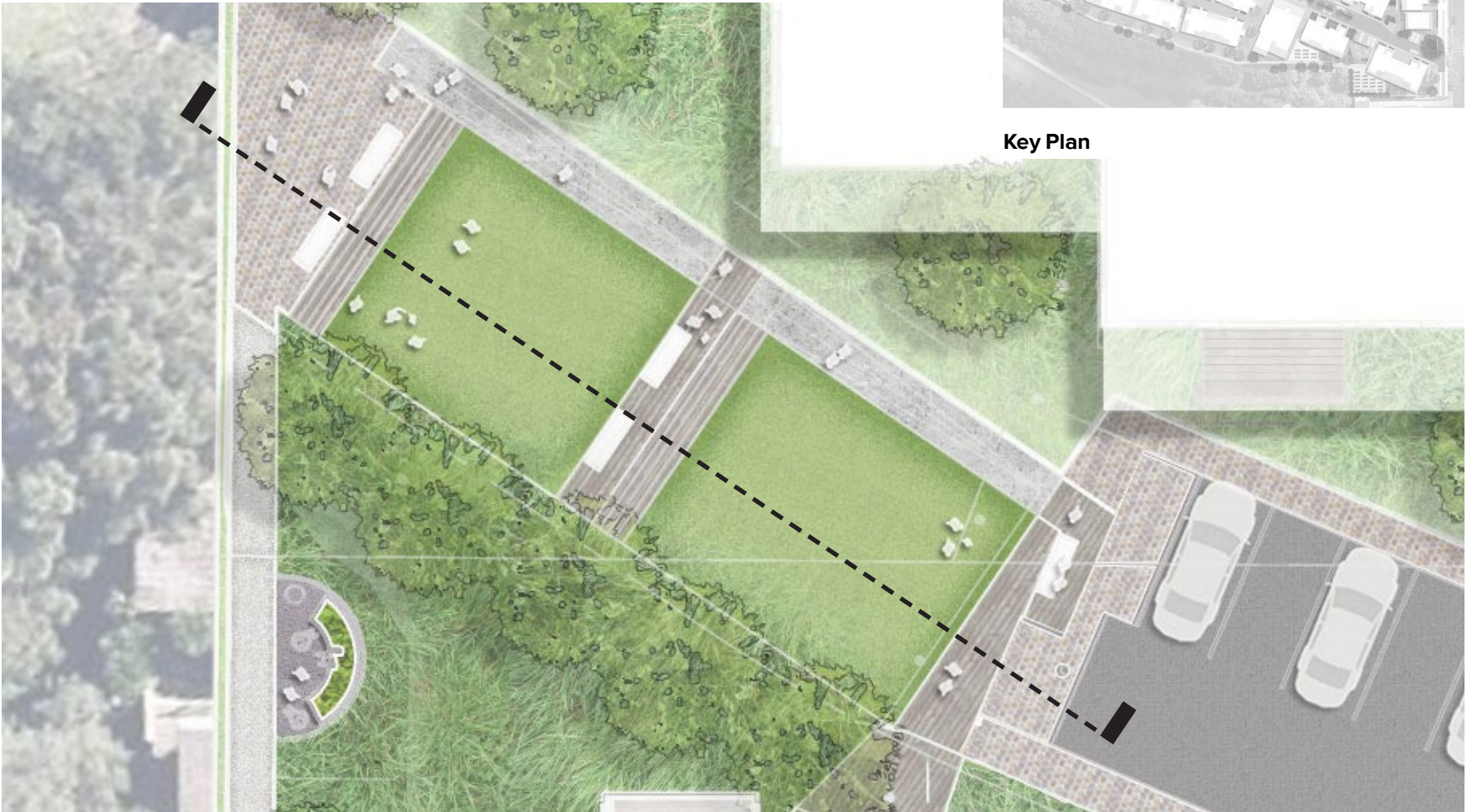
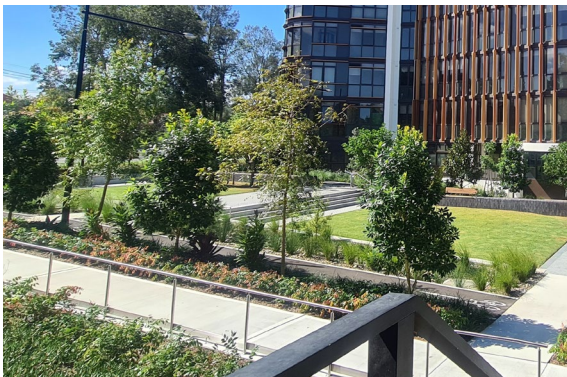
Description

The green terraces are split across two levels of open space to create a vital link between the main street and Towradgi Walk.

The terraces are to remain open for solar access. The open nature of this zone also allows for smaller, organised events while an Astro turf surface treatment would encourage inter-generational play and exercise for residents.

Stairs that transition pedestrians between the two terraces may also provide informal seating amenity, while generous decking zones will also cater to formal seating elements to encourage comfortable site enjoyment.

The planting scheme will include mostly native species, showcasing plants that visibly change with the season and which stimulate a sensory experience and add to the welcoming and relaxing feelings created by the landscape approach. The planting palette will also include locally native species from the surrounding environment, accentuating this beautiful and unique landscape setting.



Detailed Plan - The Green Terraces



Section through Green Terraces

Key Places

Towradgi Walk

Description

The Towradgi Walk is an extended perimeter walkway around the development; a place for the daily stroll, regular exercise regime and dog walking to name a few.

Importantly, along the journey there are nodes of alternating activities to cater for residents and locals:

Fitness stations: Allow residents to incorporate a regular exercise regime into their lifestyle with varying equipment.

Rest points: To stop, rest and reflect.

Kitchen gardens: Raised planters for vegetable and herb growing are positioned along the perimeter walk for residents to grow their own produce. Local educational programs have been considered as part of a healthy lifestyles regime; partnering with local schools allow for the opportunity of intergenerational activities and learning about plants. These kitchen gardens vary in size, with two larger zones including worksheds to store tools and other elements.

By encouraging movement within the landscape, we hope this will enhance resident's connection to nature and have long term physical and mental health benefits.



Towradgi Walk Fitness Node Riparian Vegetation

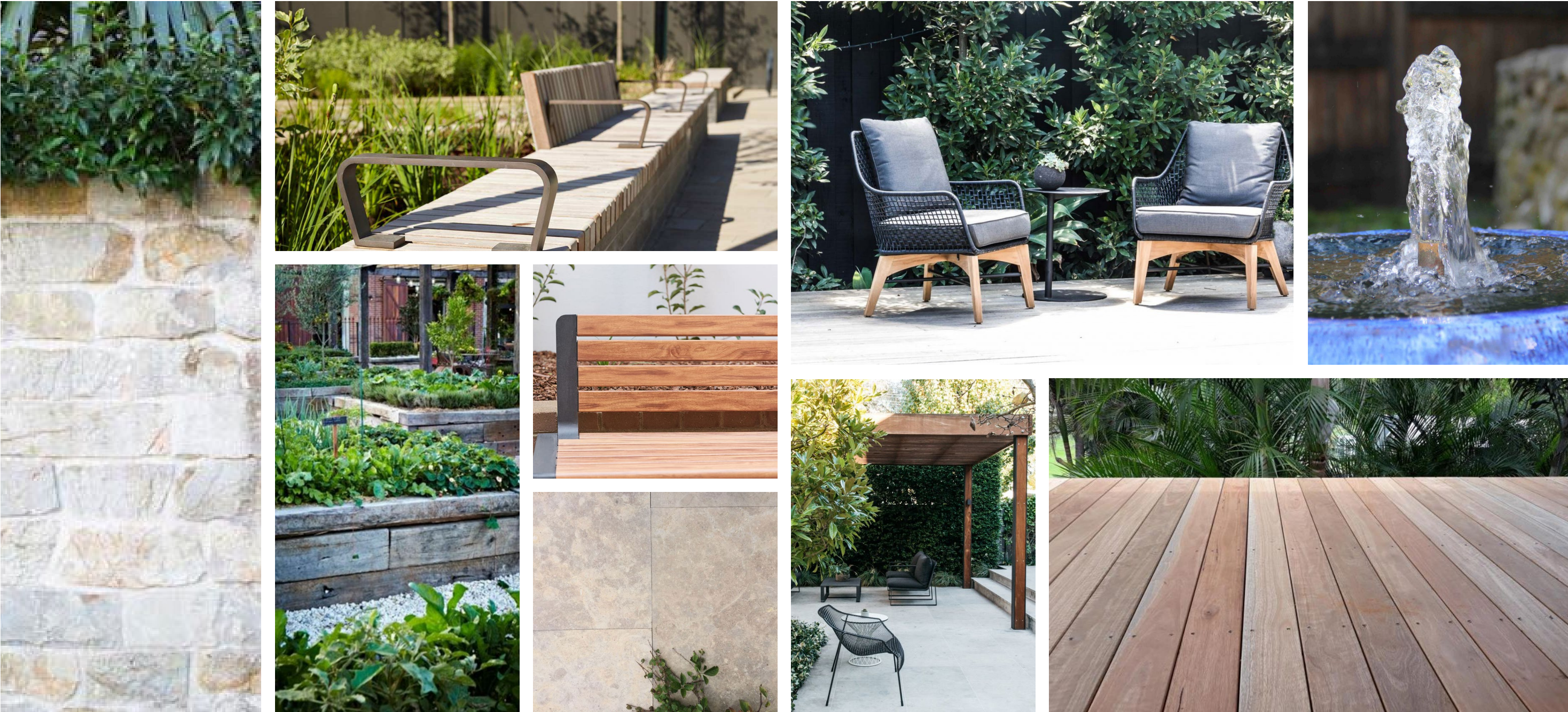
Section through Towradgi Walk and Fitness Node



04// Landscape Systems

Materials Palette

Sitewide Look & Feel



Planting Strategy

Sitewide Look & Feel



Planting Strategy

Sitewide Palette

This is not an exhaustive list. Please refer to sheet 400 for the complete planting schedule.

Trees	 <p><i>Acmena smithii</i></p>	 <p><i>Banksia serrata</i></p>	 <p><i>Casuarina glauca</i></p>	 <p><i>Corymbia gummifera</i></p>	 <p><i>Elaeocarpus reticulatus</i></p>	 <p><i>Fraxinus oxycarpa 'Raywoodii'</i></p>
Shrubs + Accents	 <p><i>Acacia longifolia</i></p>	 <p><i>Correa alba</i></p>	 <p><i>Doryanthes excelsa</i></p>	 <p><i>Rhagodia spinescens</i></p>	 <p><i>Raphiolepis indica</i></p>	 <p><i>Westringia fruticosa</i></p>
Grasses + Groundcovers	 <p><i>Carpobrotus glaucescens</i></p>	 <p><i>Lomandra 'Tanika'</i></p>	 <p><i>Myoporum parvifolium</i></p>	 <p><i>Poa labillardieri</i></p>	 <p><i>Trachelospermum jasminoides</i></p>	 <p><i>Viola hederacea</i></p>

05// Landscape Addendum



ARCADIA