

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  
19th January, 2024





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# 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
- Golf course
- University and Tafe Campus
- Train Line and Stations
- Hospitals



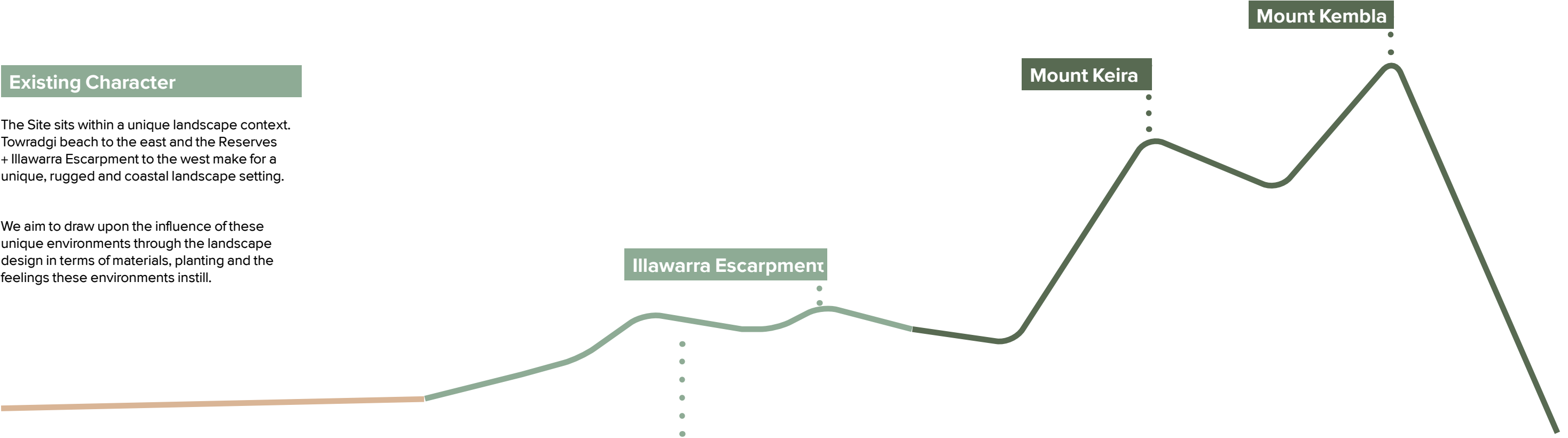


# Landscape Character

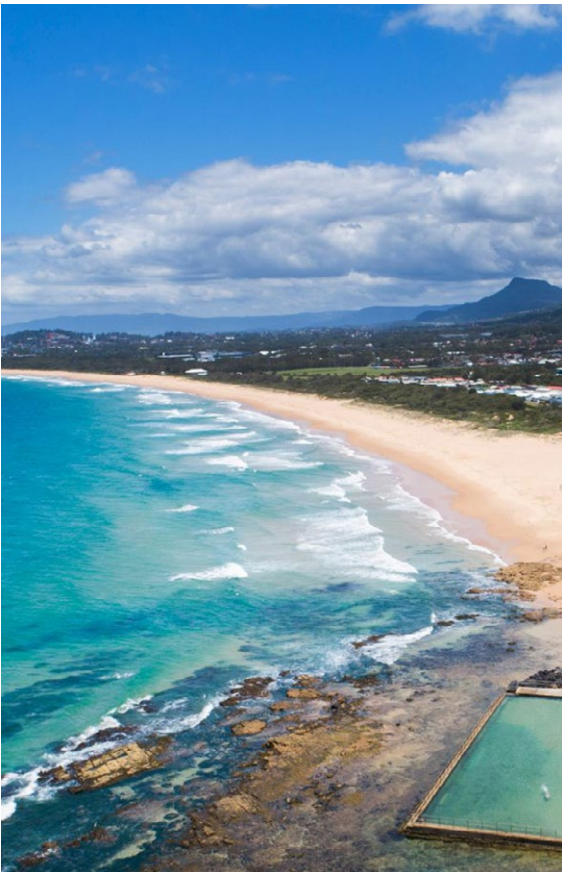
## Existing Character

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 Reserves



## 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.

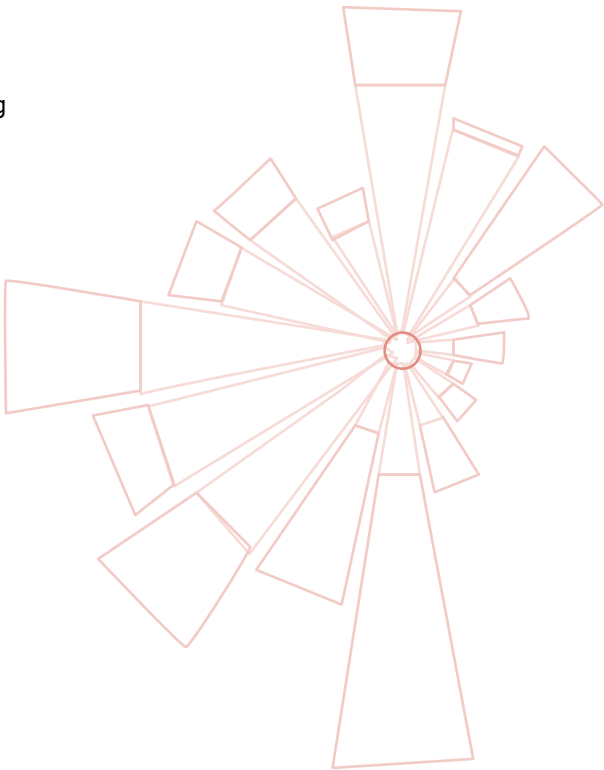
Mt Keira, Women’s Mountain, connects the creation of the five islands’ dreaming story. Oola Boola Woo or the west wind lived with his six daughters. Five daughters were blew off the mountain by their father Oola Boola Woo.

The story eventuates that after years of fretting for the sixth sister Geera, the five sisters, turned into mermaids and swim around the islands. Geera sister is known 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 home place for the Wadi Wadi people.

Mt Kembla the Dharawal men’s mountain believed to be derived 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 acquired 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
- B Bus Stops



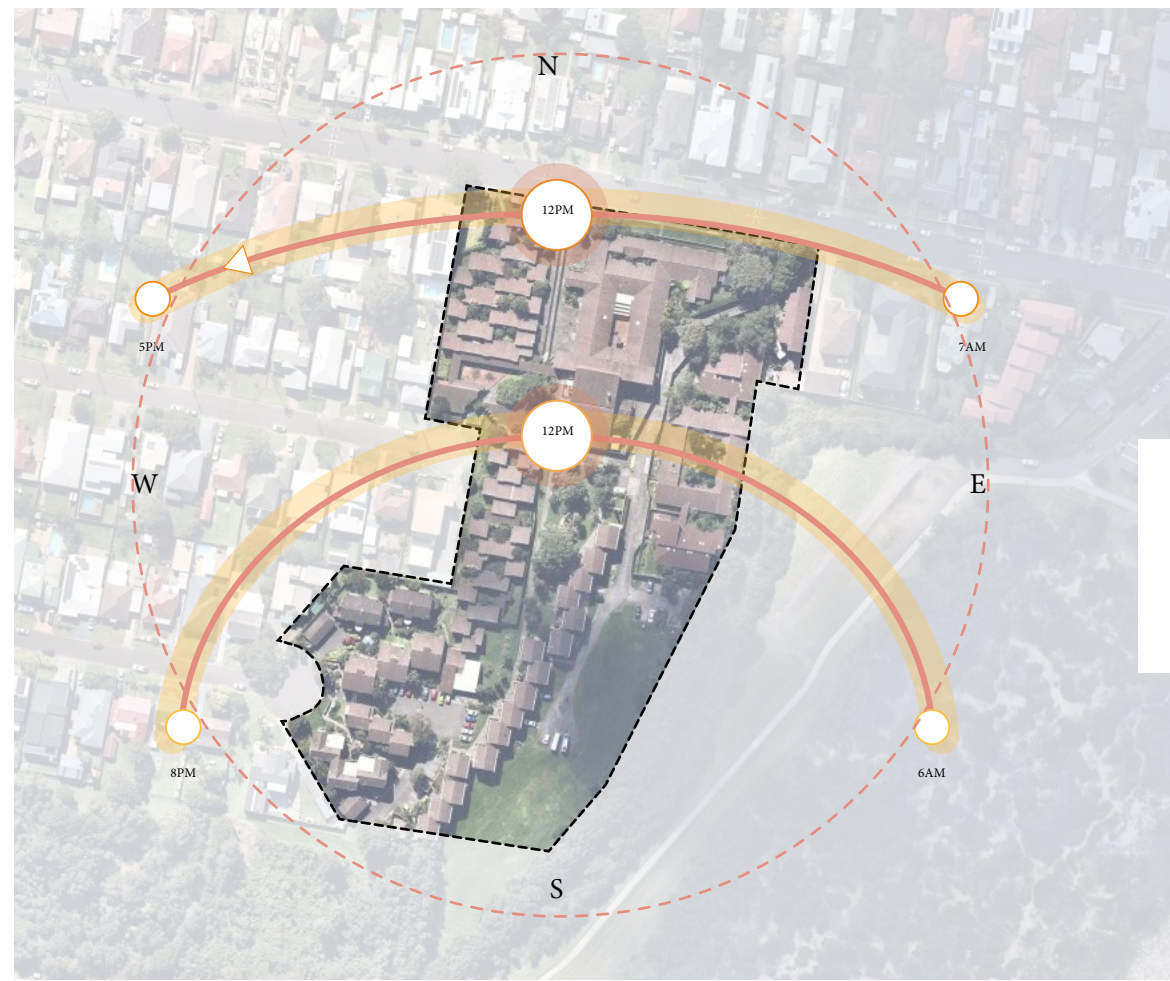
# Environmental Conditions

## Solar + Wind Exposure

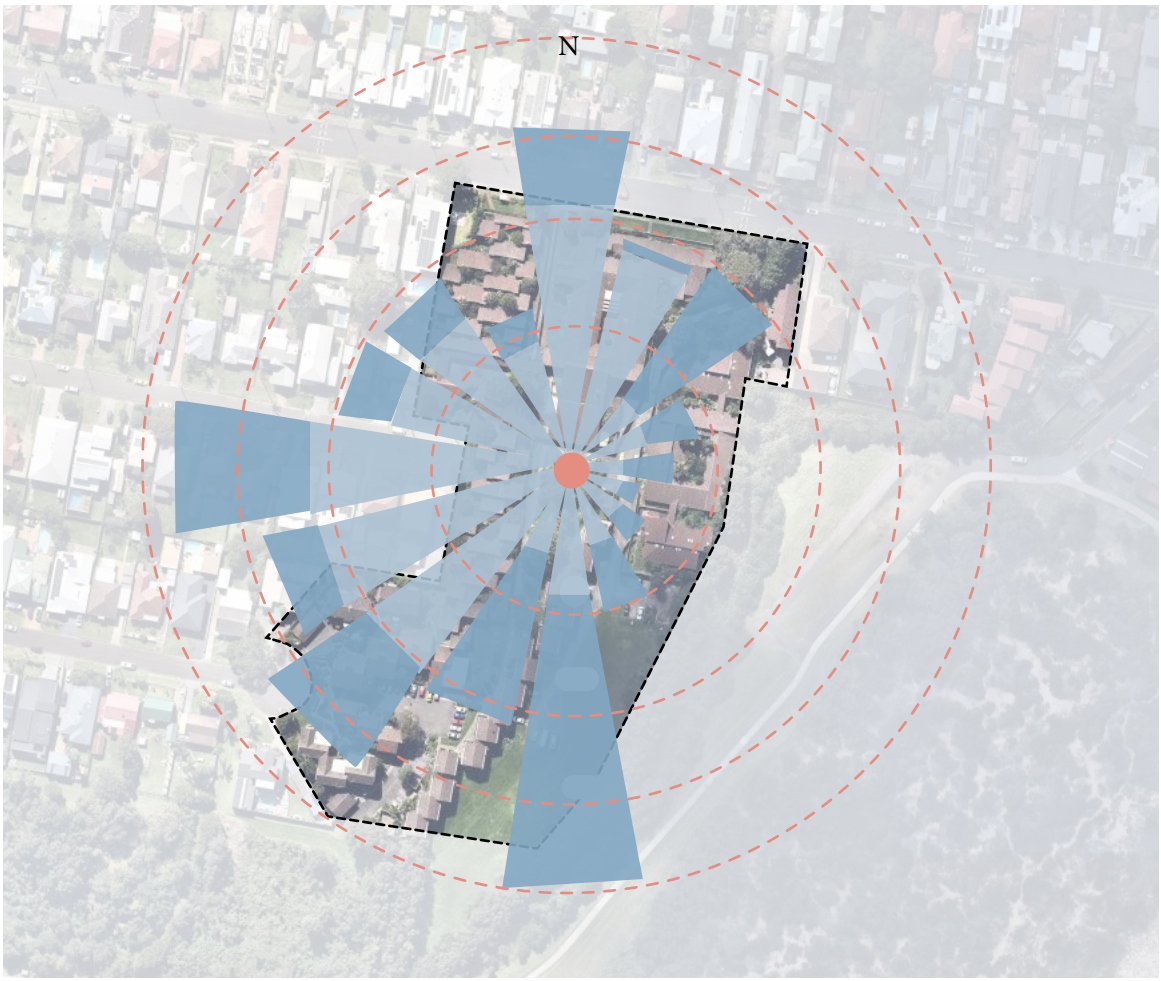
The proposed villa orientation will harness the rising and setting sun, due to the site's northern aspect. Inviting soft sun will be key to the success of site, as well as screening from excess harsh sun.

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 lush forest landscape featuring large, moss-covered rocks in the foreground and middle ground. The ground is densely covered with vibrant green ferns and clumps of tall, thin grasses. In the background, numerous trees with smooth, reddish-brown bark stand tall, their green foliage forming a dense canopy. The scene is bathed in soft, natural light, creating a serene and verdant atmosphere.

## 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.

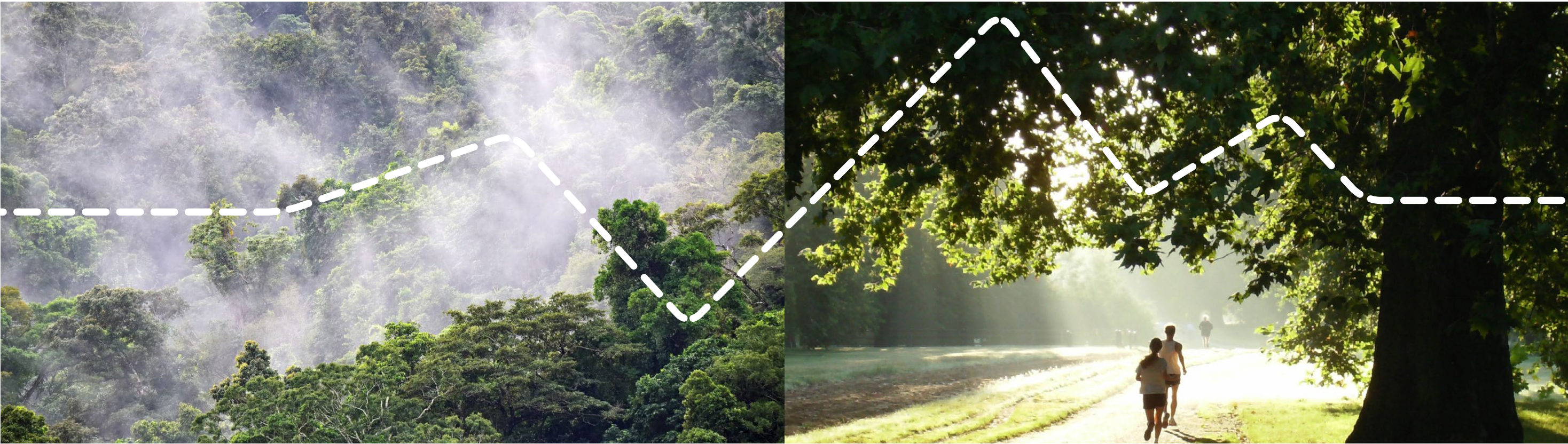
At IRT Towradgi, providing ongoing medical support and allied health services will be part and parcel of the offerings to all residents. Our responsibility will be to look beyond the four walls our homes and into the outdoors to complement and support these services. The landscape provides immeasurable 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 Social Hub

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 Social Hub with its surrounding offerings will be an active space of gathering and socialising to create an inclusive community. 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 to provide a design outcome that is both sensitive and distinctive to its context.





# Design Strategies



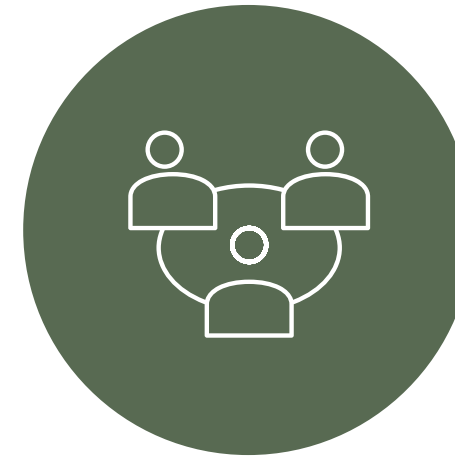
## A Healthy Community

- 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
- 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



Social Engagement



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-focused 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 fulfill this human need. These spaces are the 'backyards' of contemporary urban society.

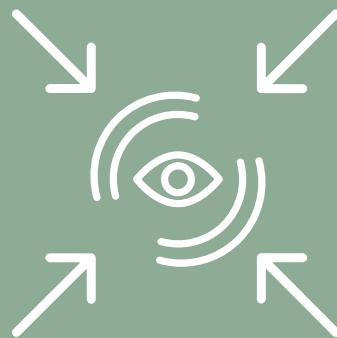


### Growing with the Community

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 Social Hub
  - 2. Murrannar Road main vehicular entry
  - 3. Shared Zone between Club House and entry to Village Green
  - 4. Signage
  - 5. Terraced Lawn with timber benches
  - 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. Through-site link from Marlo Road to Murrannar Road
  - 12. Upper Level Concourse Garden Landscape
  - 13. Roundabout with feature tree
  - 14. Existing tree to be retained
  - 15. Vehicular exit onto Murrannar Road
  - 16. Rest and recovery zone
  - 17. Screen planting

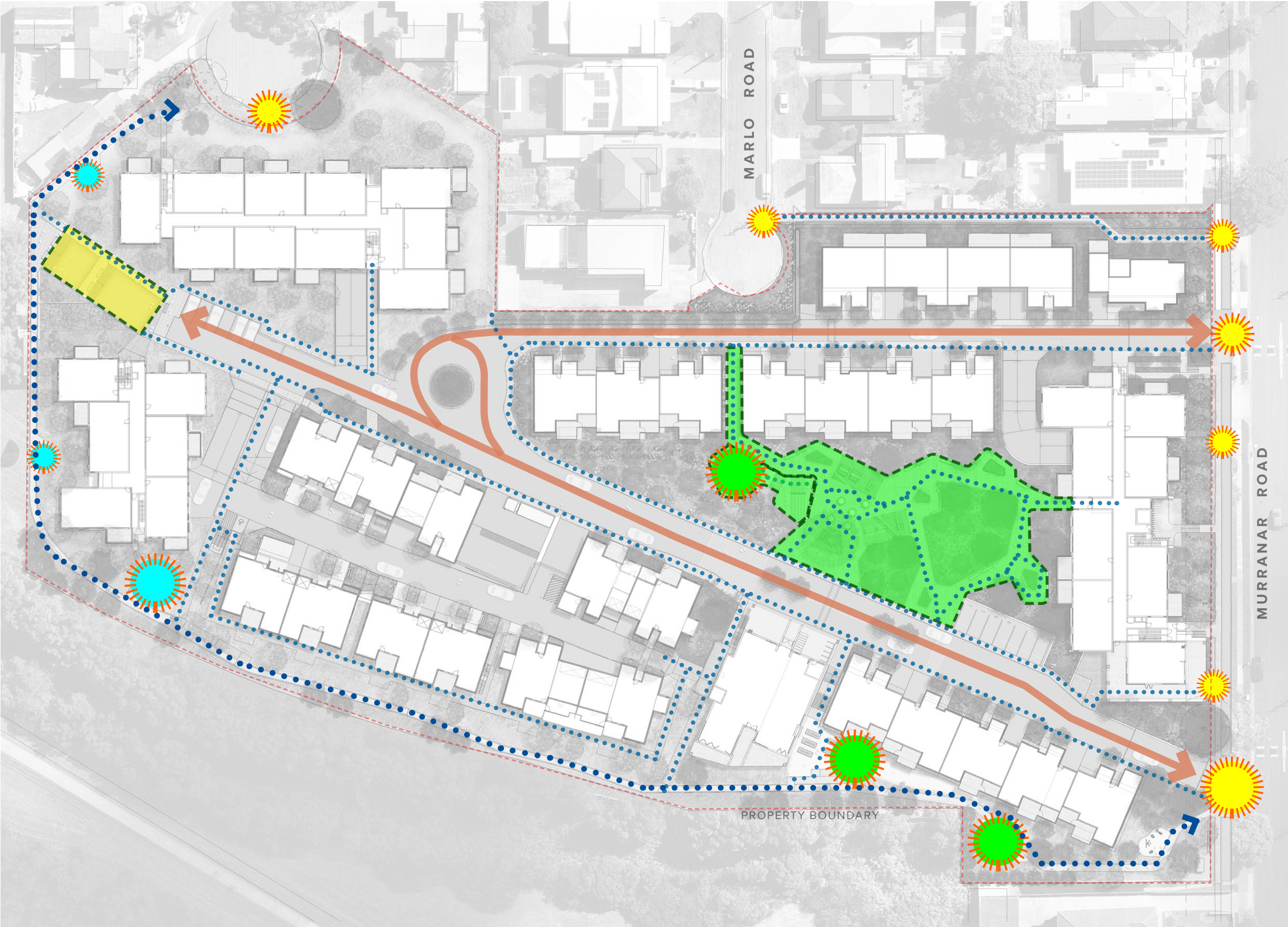




# Landscape Masterplan

## Circulation & Spaces

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







# Landscape Masterplan

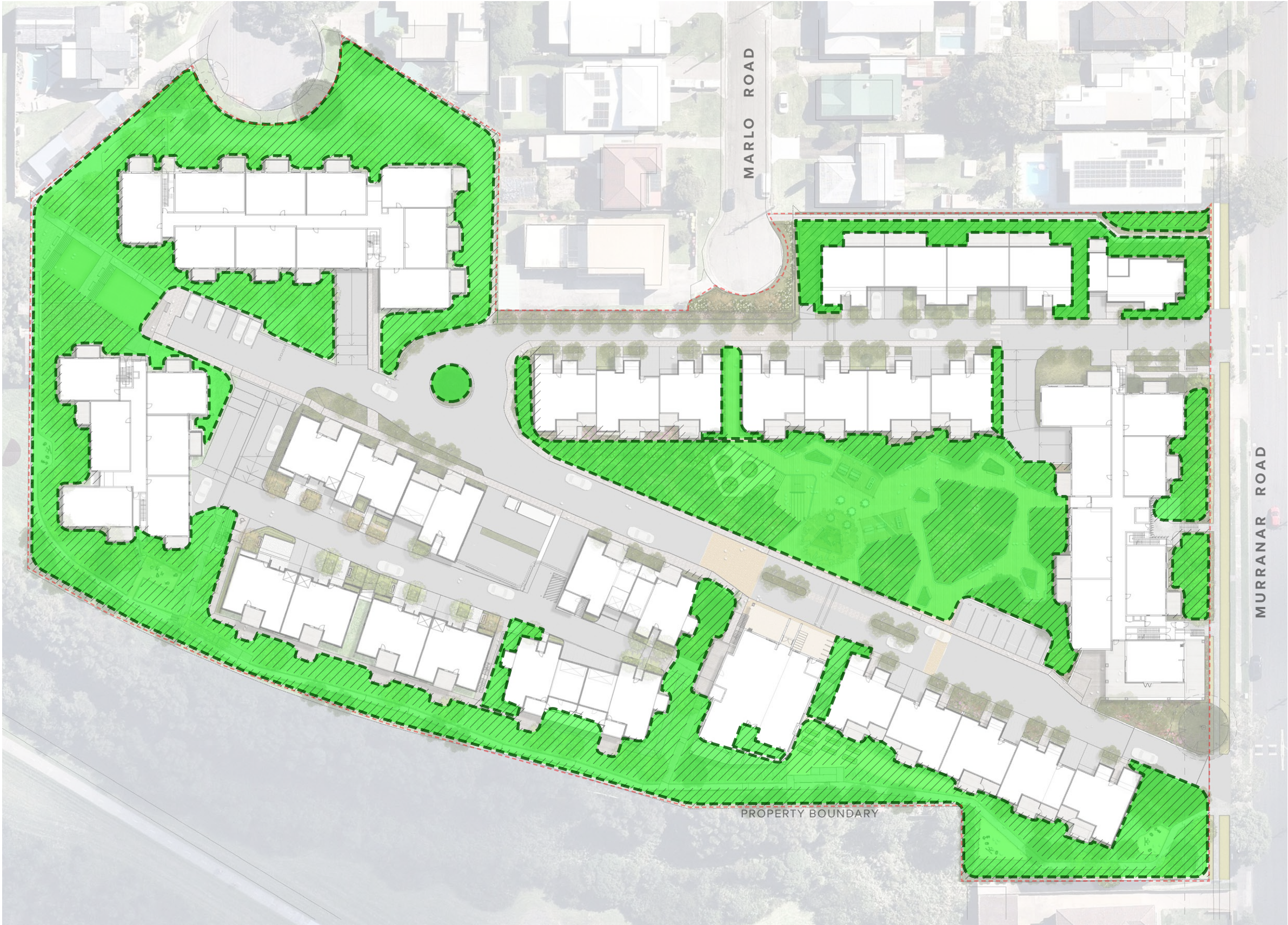
## Deep Soil Zones

Legend

 Landscape Open Area/COS  
10,674m<sup>2</sup>

 Deep Soil Zone  
7857m<sup>2</sup>

Note: Areas/Quantities  
calculated in CAD and reflected  
graphically here.

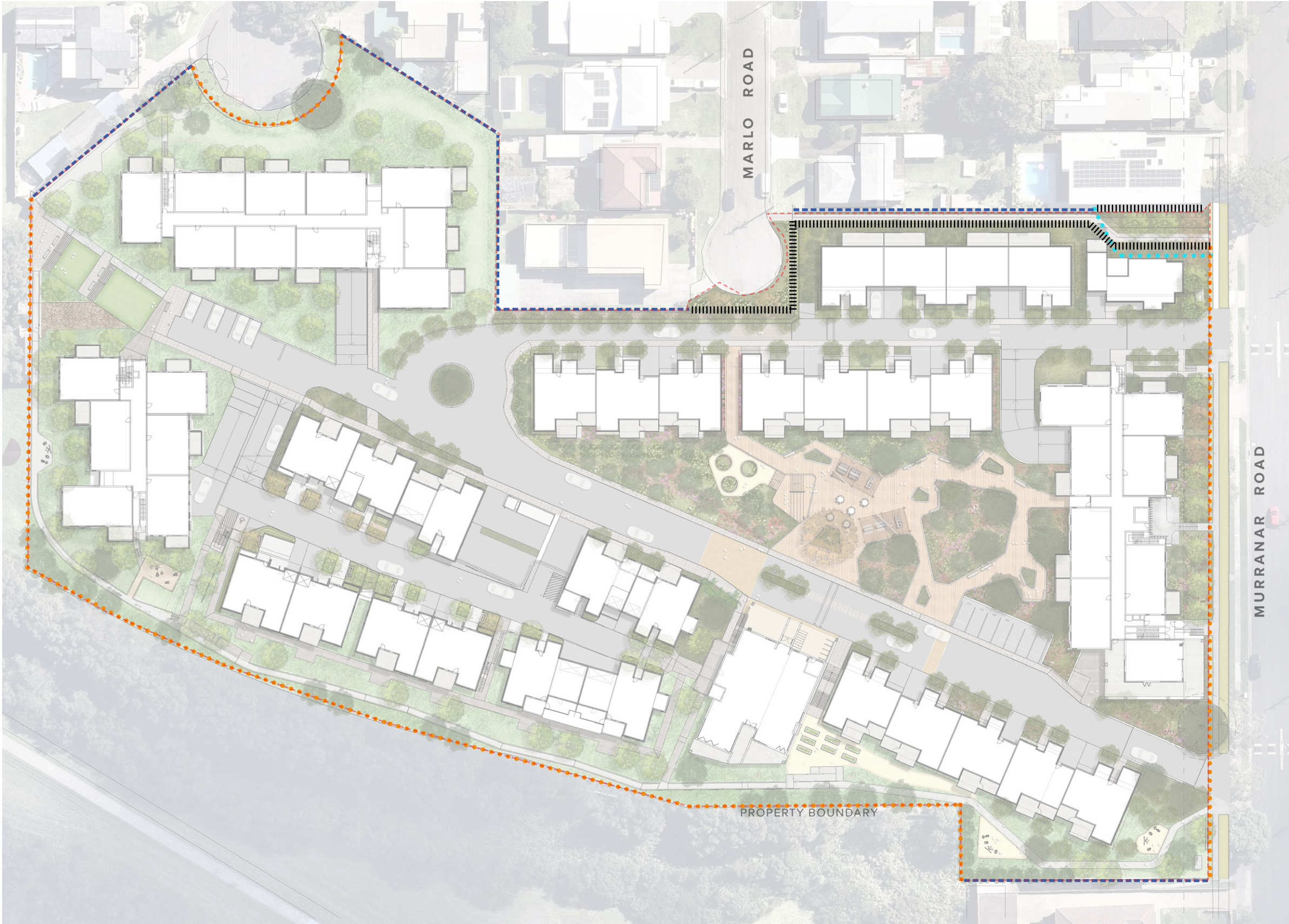




# Landscape Masterplan

## Fencing Strategy

- Legend
- Existing fence retained
  - No fence proposed
  - Existing fence removed
  - New boundary fence





# Key Places

## The Social Hub North

### Description

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

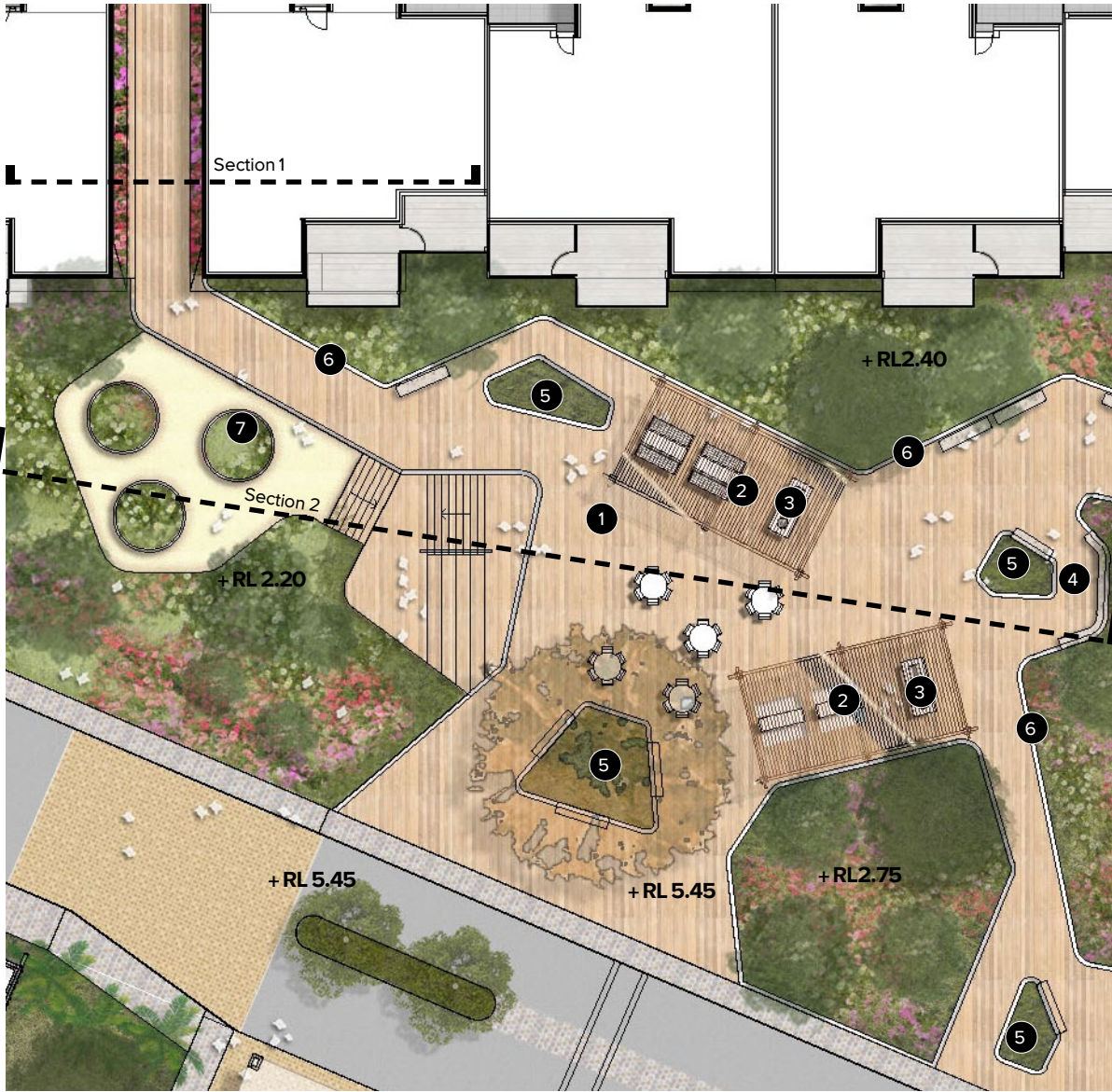
It supports the everyday entertainment with BBQ spaces and seating nooks to foster social interaction and connection.

Seating provides a intimate and sensory experience within the landscape .

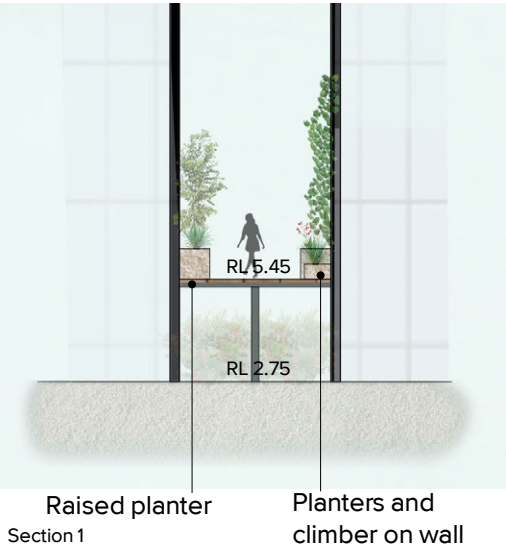
Two arbors with climbing plants in the central entertainment area and the pedestrian bridge increases comfort and amenity in the space during the warmer and cooler months.

### Legend

- 1. Raised deck
- 2. Pergola with climbing plants
- 3. BBQ
- 4. Seating nooks surrounded by raised planting bed
- 5. Raised Planters
- 6. Balustrade
- 7. Community Garden



Key Plan





# Key Places

## The Social Hub South

### Description

The south of the Social Hub is open and flexible, featuring different types of furniture for dining and daily socialising surrounded by planting.

Environmental comfort is provided through large shade trees in each side of the social hub, as well as the green arbor above BBQ area.

Decking 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.

The Social Hub is accessible via ramps and walkways from the main driveways.

### Legend

- 1. Raised deck
- 2. Pergola with climbing plants
- 3. BBQ
- 4. Balustrade
- 5. Flexible furniture
- 6. Raised planter



Balustrade Raised Boardwalk Raised Planter



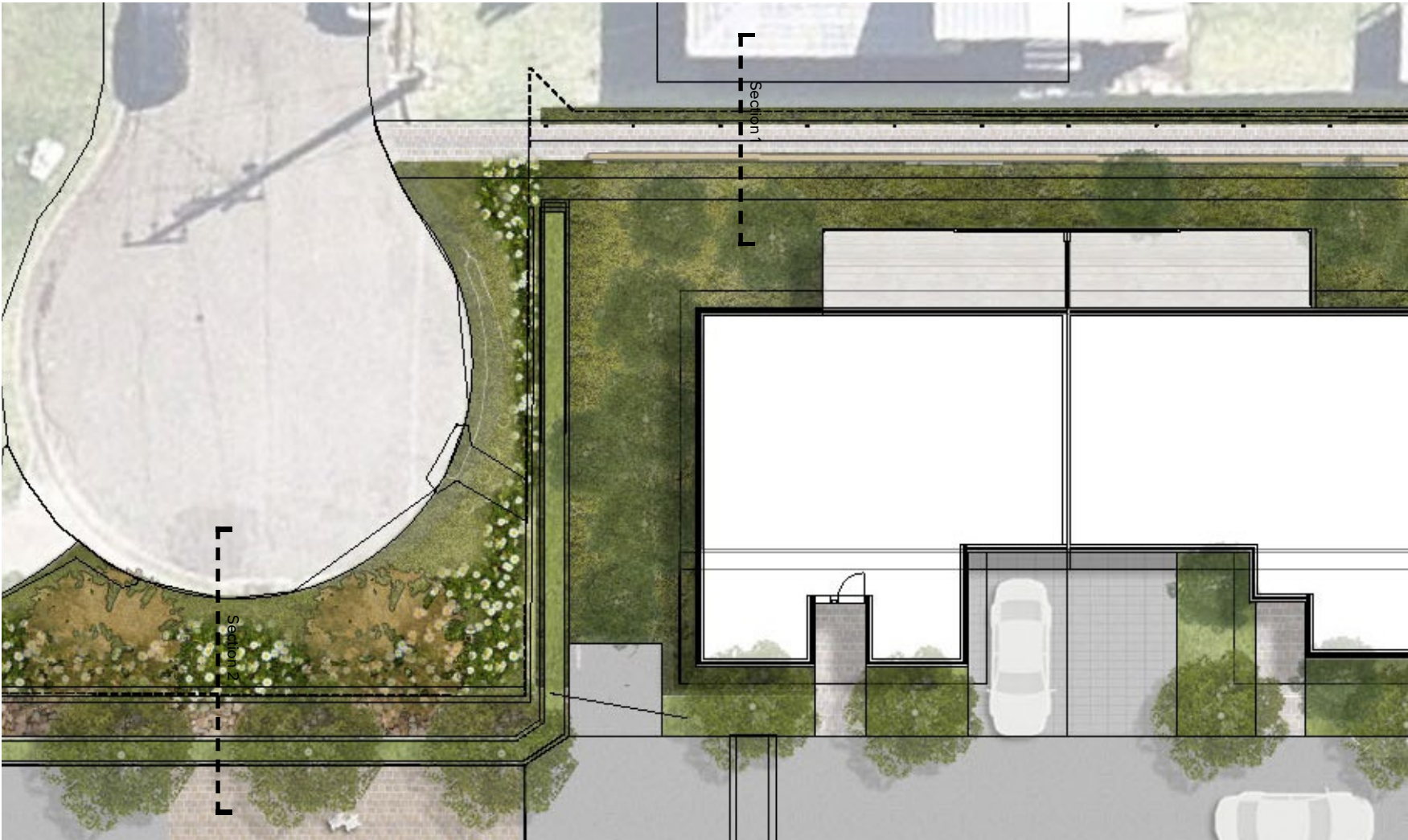
# Key Places

## Western Edge

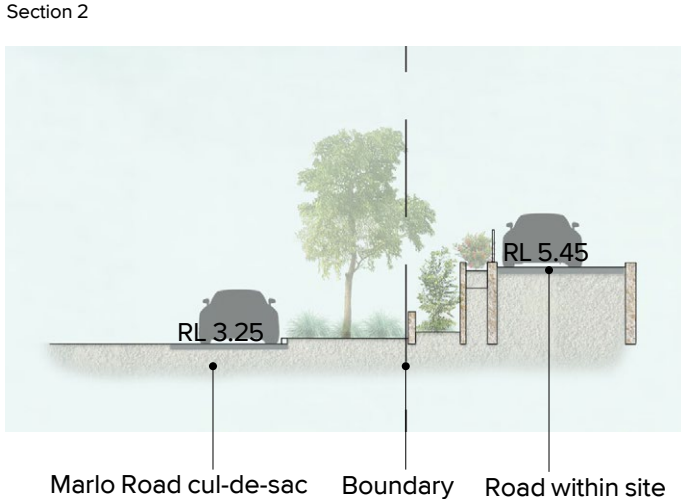
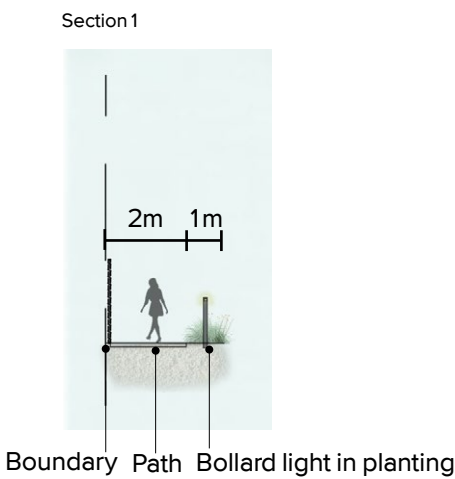
### Description

The first section details the fence along the western boundary which is adjacent to a 2m pathway. A 1m wide garden edge is proposed to run along this.

The second section indicates the change in levels from Marlo Road cul-de-sac up into the site and the necessity for retaining walls



Key Plan





# Key Places

## The Green Terraces

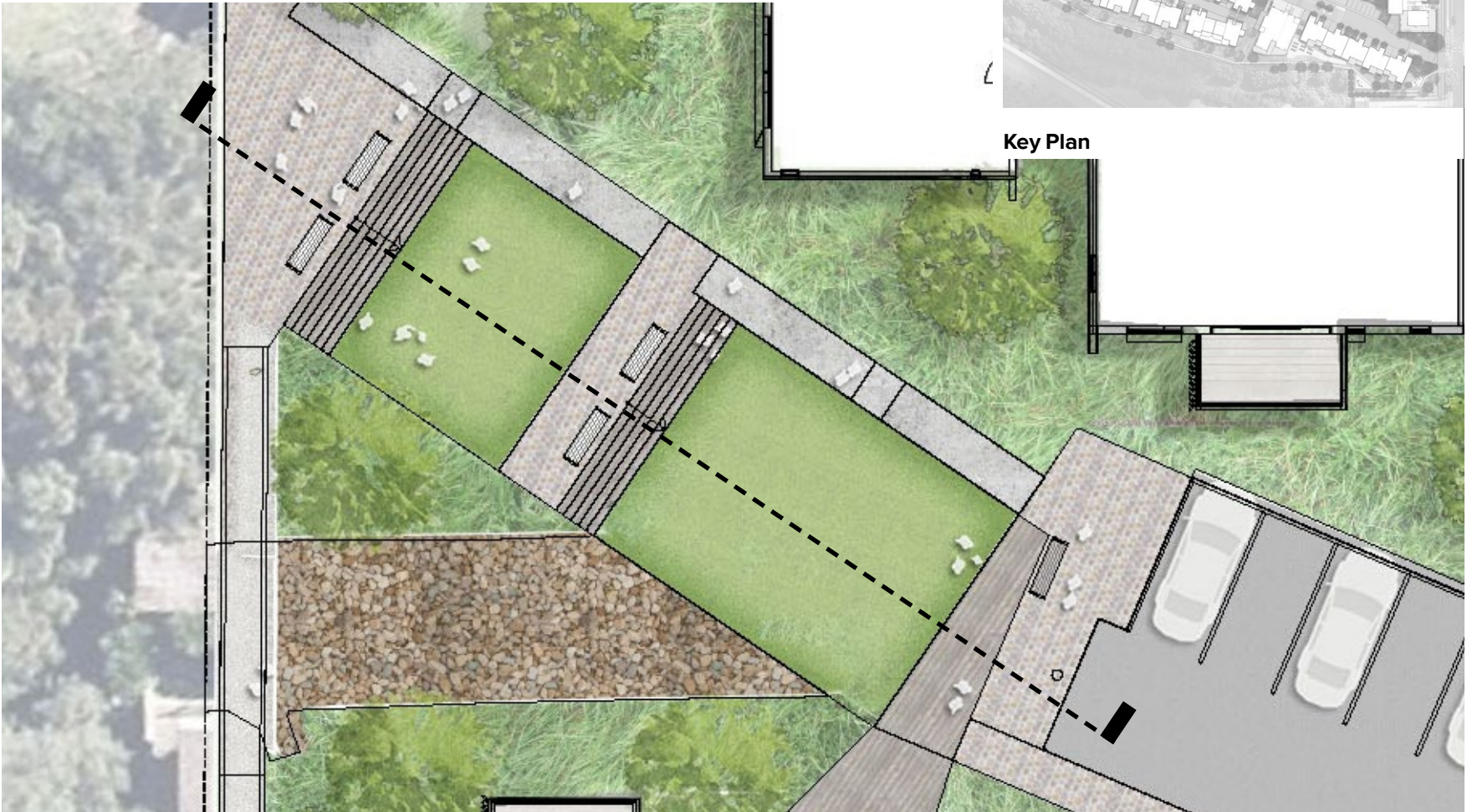
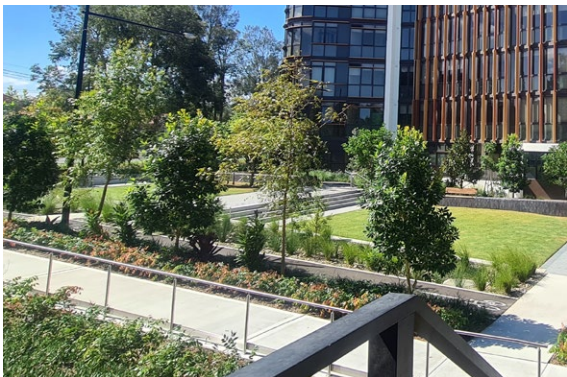
### Description

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

The turfed terraces are to remain open for solar access. The open nature of this zone also allows for smaller, organised events.

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.

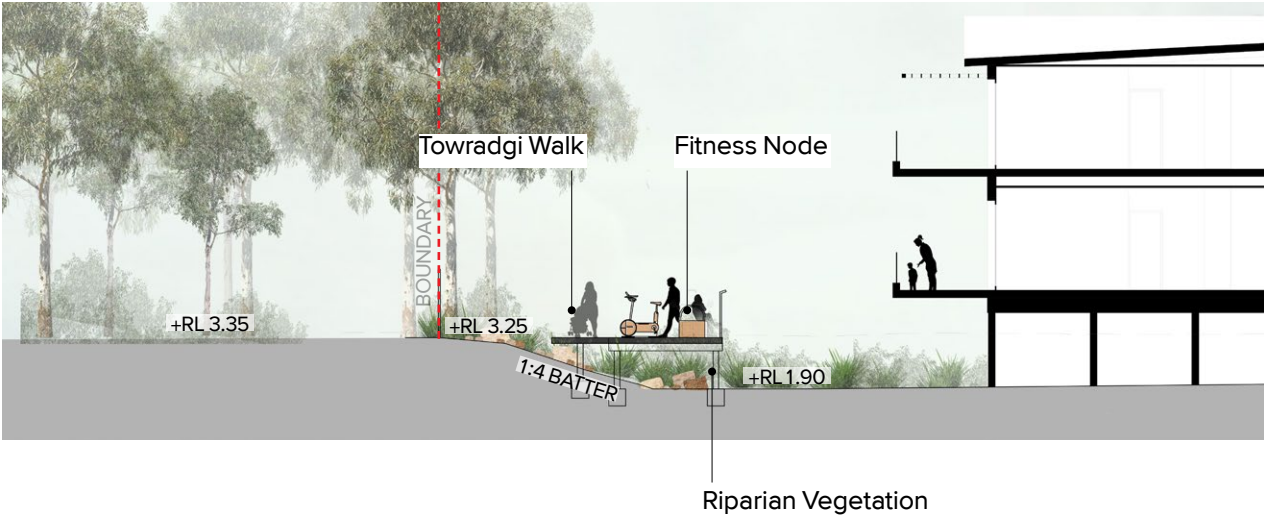
Importantly, along the journey there are nodes of alternating activities to cater for residents and locals:

**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 work sheds 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.



Section through Towradgi Walk and Fitness Node



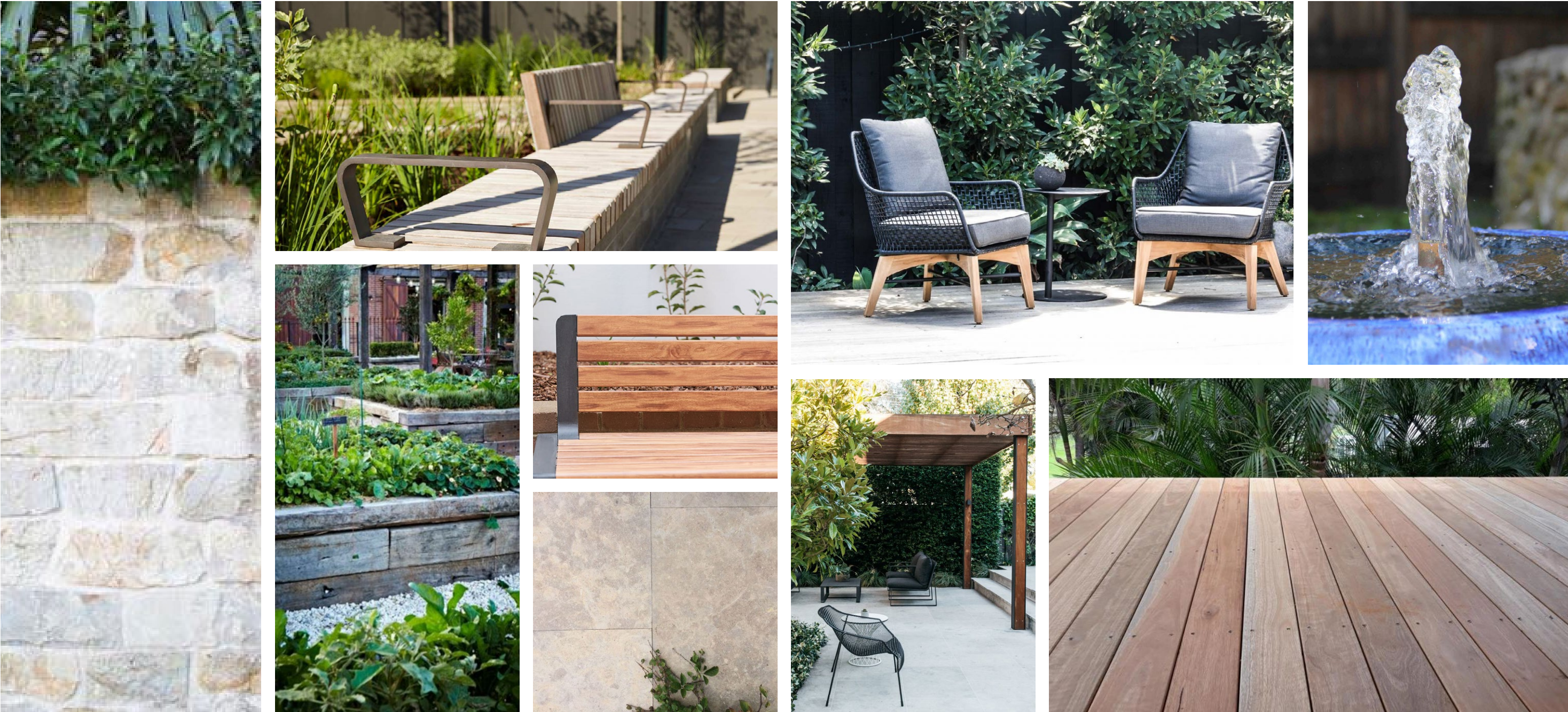


## 04// Landscape Systems



# Materials Palette

Sitewide Look & Feel





# Paving Strategies

## Sitewide Surface Treatment



CONCRETE PAVING TYPE A - DRIVEWAY



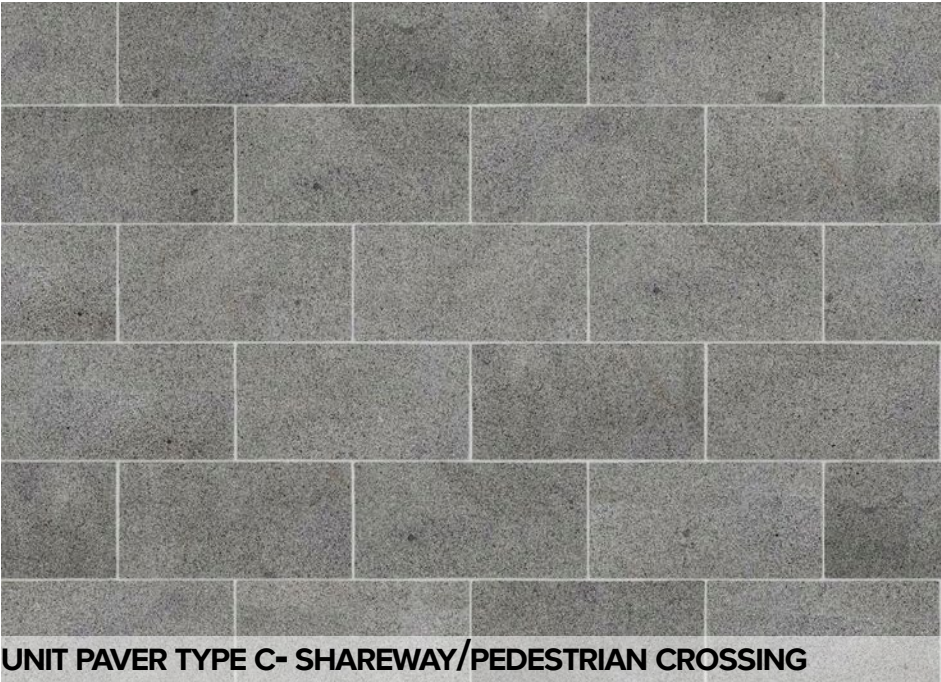
UNIT PAVING TYPE B - PRIVATE  
RESIDENTIAL ENTRY



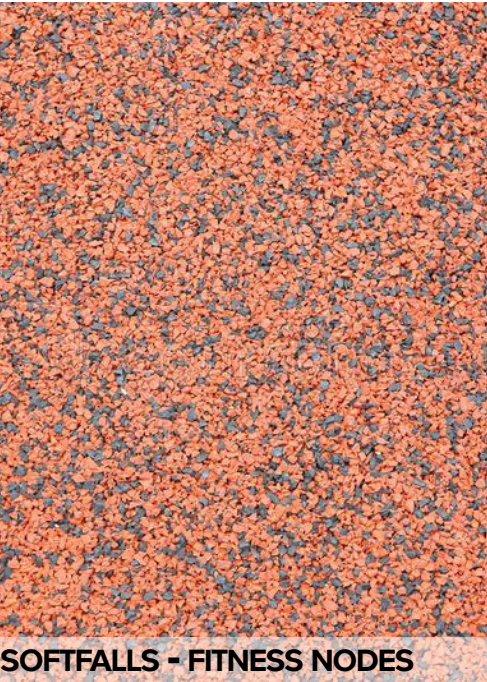
UNIT PAVING TYPE A - FOOTPATH



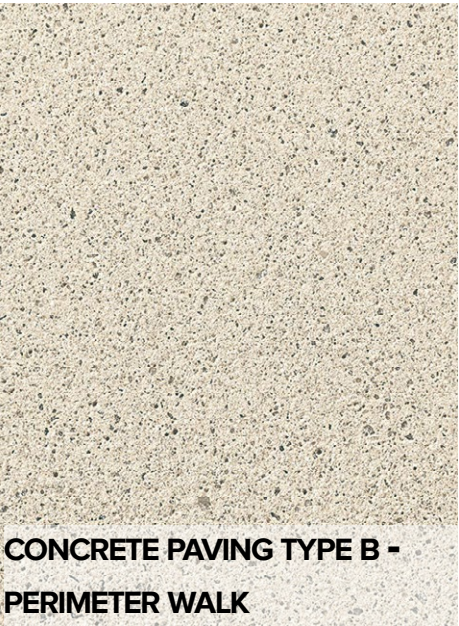
DECOMPOSED GRANITE- COMMUNITY GARDEN



UNIT PAVER TYPE C- SHAREWAY/PEDESTRIAN CROSSING



SOFTFALLS - FITNESS NODES



CONCRETE PAVING TYPE B -  
PERIMETER WALK



TIMBER - PEDESTRIAN BRIDGE AND SOCIAL HUB



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



# **05// Landscape Addendum**





# ARCADIA