

# Proposed Bomaderry BTR Landscape Master Plan Concept Report

Development Application 15 Feb 2024

Prepared For Landcom  
53 & 57 Bolong road, and 4 Beinda Street Bomaderry NSW 2541 Australia



Image Reference: <https://apps.nearmap.com/maps>



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01

## SITE APPRECIATION



Site Context



Image Reference: <https://apps.nearmap.com/maps>



Site Analysis



LEGEND		
BOUNDARY	SCREENING PLANTS	UNDERGROUND SEWER
EX. TREE	EX. BUILDING	EX. FENCE
EX. CONTOUR	EX. ROAD	EX. PEDESTRIAN LINKS (FOOTPATH)
WATER MAIN LINE	POWERLINE	



# Connecting to Country



Image Reference: Stuart Scobie

## Walk on Country - 25 January 2024

## Conversation with Uncle Sonny Simms

The mill adjacent to the site was a Davis & Herbert hardwood mill that sourced timber from up and down the south coast. Many indigenous community members worked at the mill. Those that became “Benchmen” were entitled to a house on site as part of their job.

Sonny's mob lived in the bush just North of the site. Up to 12 families lived there with up to 10 children each. These families drew water from the billabong which was also close to the project property and Sonny noted as an important site to his community.

This site is on Sonny's mother's country which is Wodi Wodi. Across the river is Wandi Wandi country. Both are part of the Yuin nation and their language is Dharawal. Sonny's father came from the La Perouse Aboriginal Reserve and Mission in Sydney.

Sonny noted that aboriginal people would use their knowledge of what plants were flowering at any time to know when certain fish were travelling. Typically Mullet time was when we now celebrate Easter.

Sonny commented on a wild cherry tree on site near to where we were speaking. This plant was commonly used as part of smoking ceremonies. AC noted that we would like to have a smoking ceremony for the project and Sonny said that the turning of the first sod would be the appropriate timing. Sonny also referred to Lillypillys around the area as a food source.

Sonny spoke about the flying foxes that camped near the site and also about families catching eels and ducks in the billabong. Other significant sites that relate to the site are Cullunghutti (Coolangatta Mountain) and Gangurang (Kangaroo Valley). This area of Bomaderry would have been part of the travel route between these two significant locations and would most likely have been a winter camp area due to the mild conditions and abundance of food.

Sonny spoke about initiating young men through cuts on the forearms with chert and filling with ash to create raised scars. Traditionally this would have occurred at the back of Berry.

Sonny did not feel that there would be any artefacts on site as it has a solid sandstone base and had been part of an active mill for so long. Sonny did feel very strongly that the area generally is steeped in aboriginal history.

### Interpretation

## Distilling key connection elements

The key elements that came out of our conversation with Sonny can be summarised as follows:

Strong indigenous connection to the immediate area through water, food, materials and housing.

Plant communities played an important role in calendar events and ritual.

This site was located on a significant travel route.

Timber played an ongoing cross cultural role from traditional usage through to more contemporary employment.

The indigenous community's connection to this country is strong & ongoing.

## Connection to country

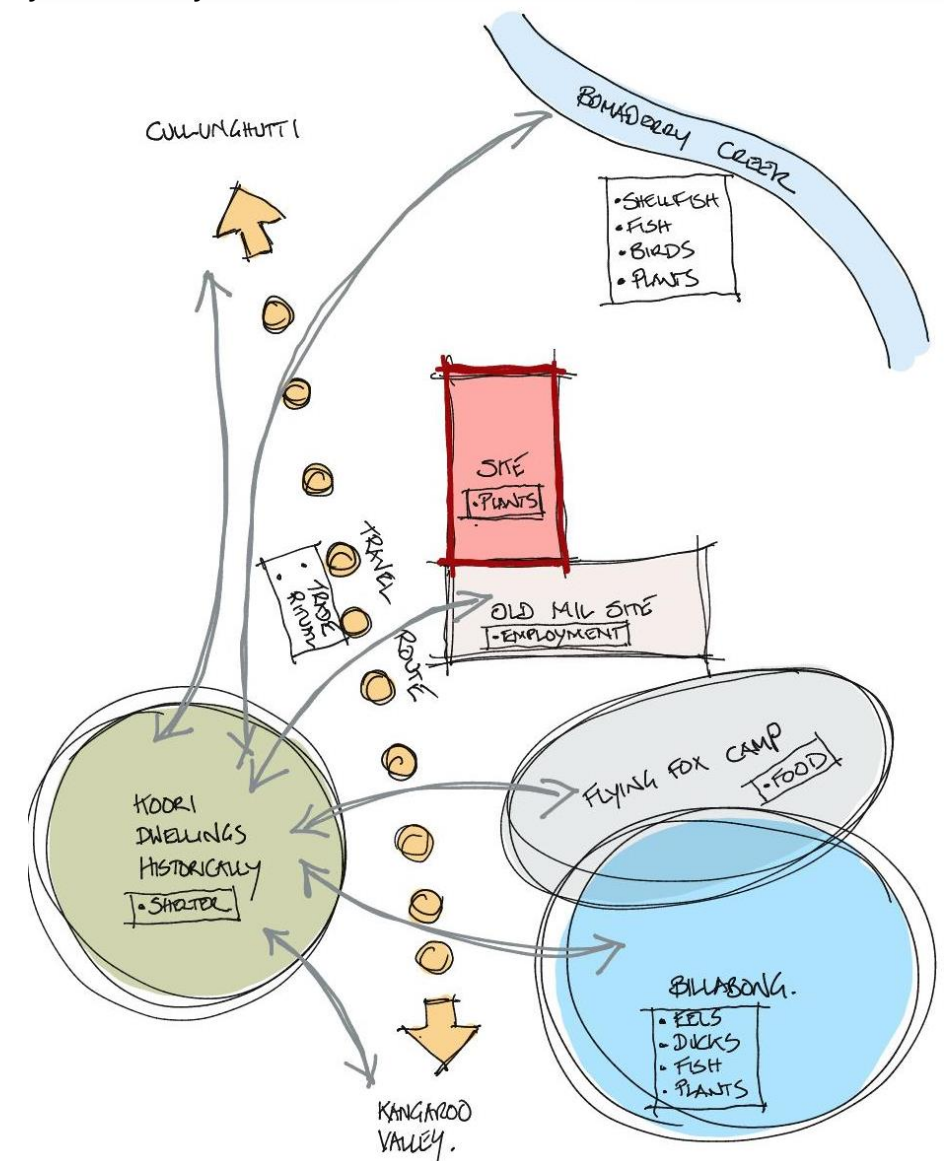
## Recording our learning

From our conversation with Sonny and further research into this area and its aboriginal heritage, we have developed this Connecting to country document that records our learnings and impressions. This document will highlight those key elements that can be incorporated into the design of the project to embed a sense of indigenous connection to both the process and the end result. This document is not intended to be prescriptive but be sensitive to country and suggest colours, themes and materiality that would assist in creating a development that respects country.



Image Reference: <https://ro.uow.edu.au/cgi/viewcontent.cgi?article=1596&context=asdpapers>

## Country is like family



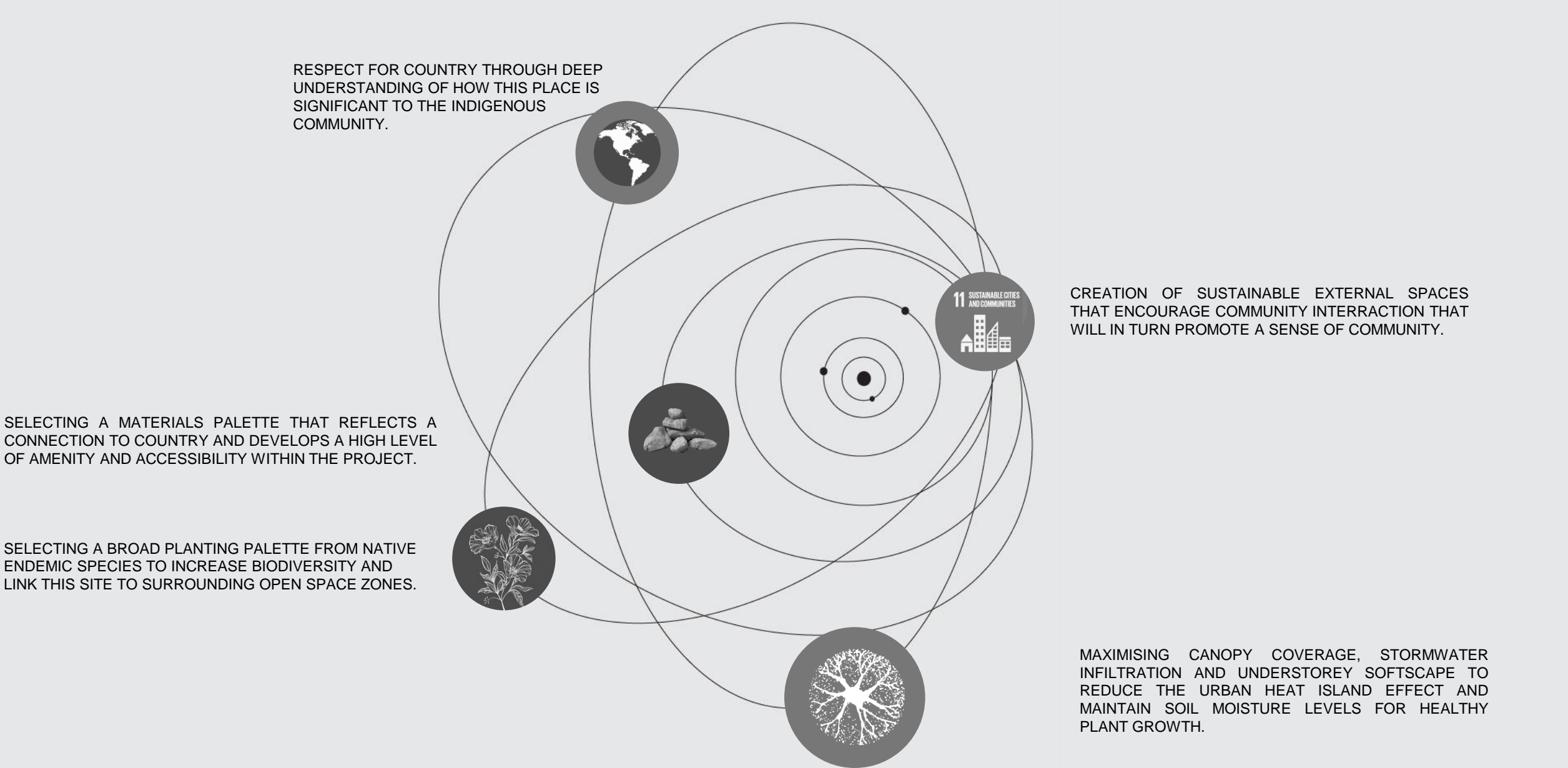
### First impressions from walk on country with Uncle Sonny Simms

# 02

## PHILOSOPHY, DESIGN DRIVERS

# Philosophy

THE UNDERLYING PHILOSOPHY DRIVING THE LANDSCAPE DESIGN OF THIS PROJECT IS CHARACTERISED BY THE FOLLOWING KEY DRIVERS:





Design Drivers



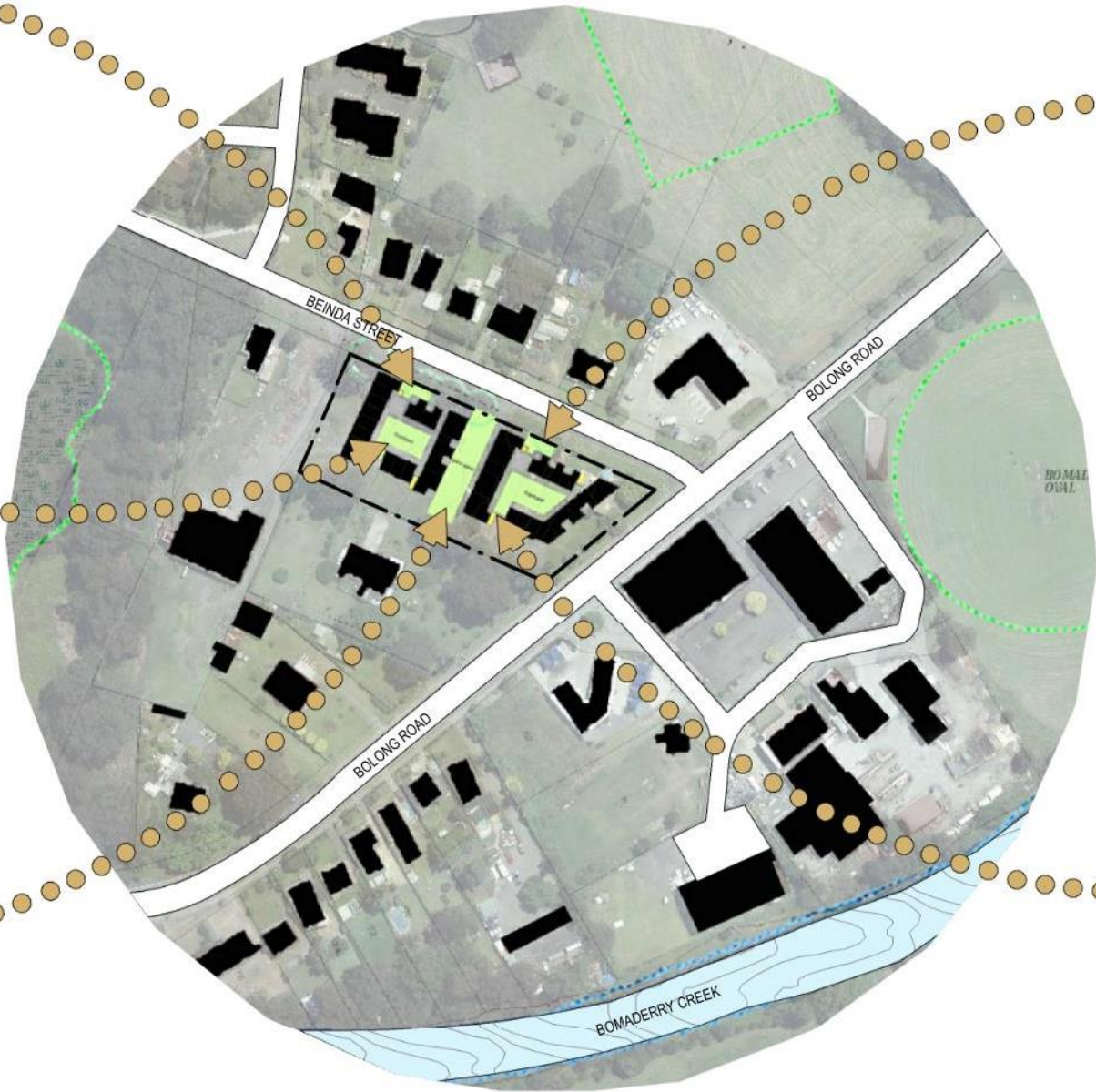
QUALITY LANDSCAPE AMENITY



CONNECT TO COMMUNITY



SUSTAINABILITY



CONNECT TO COUNTRY



BIODIVERSITY

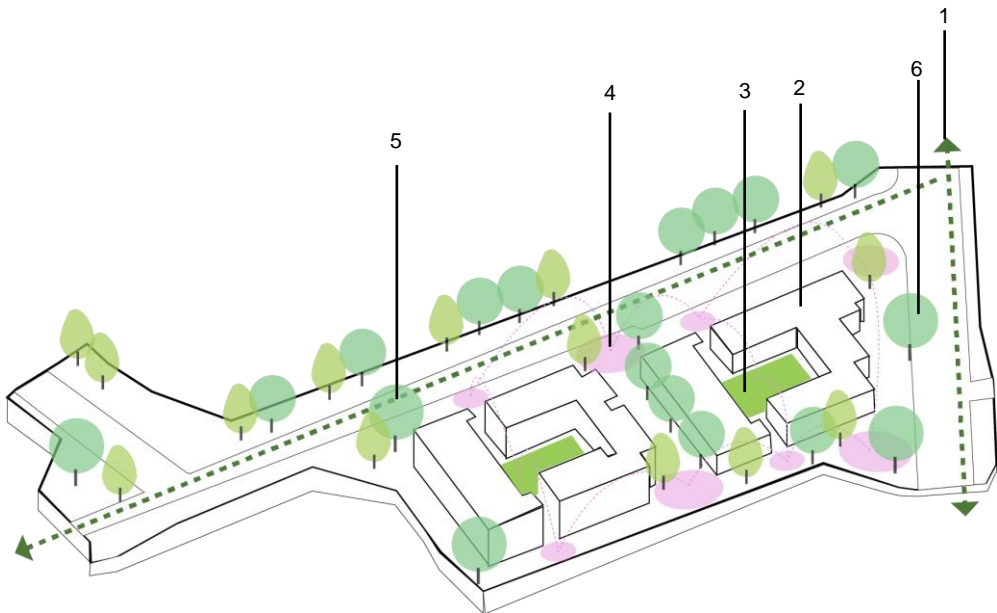


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## LANDSCAPE CONCEPT PLAN

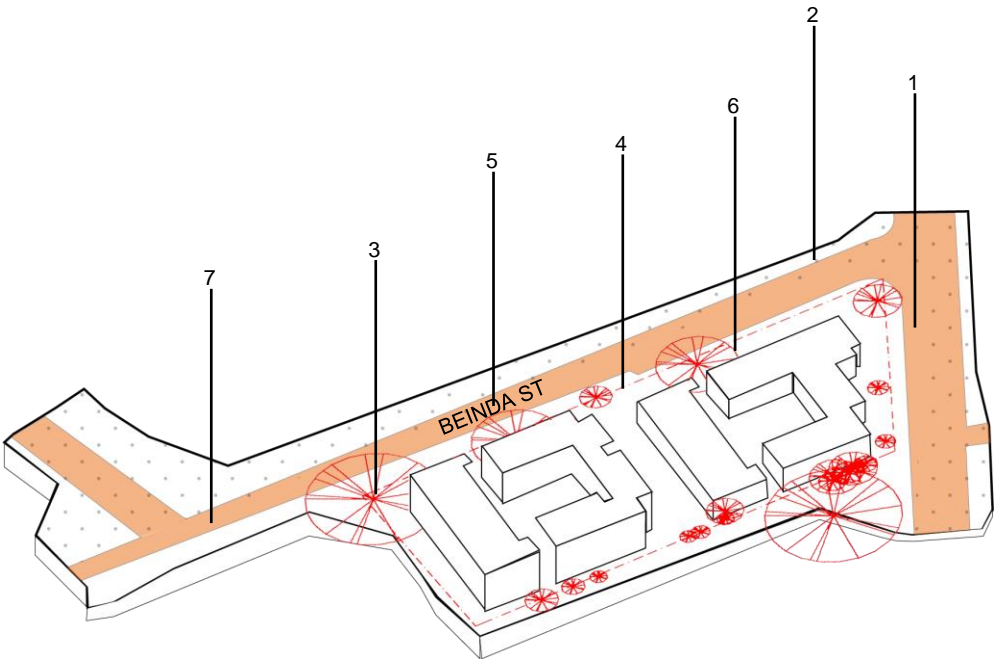


# Opportunities & Constraints



## OPPORTUNITIES

1. PEDESTRIAN LINKS TO PUBLIC TRANSPORT, SUPERMARKET, RECREATION AREAS (OPEN SPACE)
2. LANDSCAPE CHARACTER CAN REFLECT COUNTRY
3. INTERNAL RESIDENT COMMUNAL AREAS TO ALLOW INTERRACTION BETWEEN RESIDENTS
4. SENSE OF COMMUNITY CAN BE CREATED VIA COS AREAS AND COMMUNITY ROOM
5. INCREASED BIODIVERSITY OUTCOMES THROUGH INCREASED PLANTING ON SITE
6. INCREASED CANOPY COVER AND STORMWATER INFILTRATION FOR A REDUCED URBAN HEAT ISLAND EFFECT AND SOIL MOISTURE BY MAXIMISING DEEP SOIL ZONES

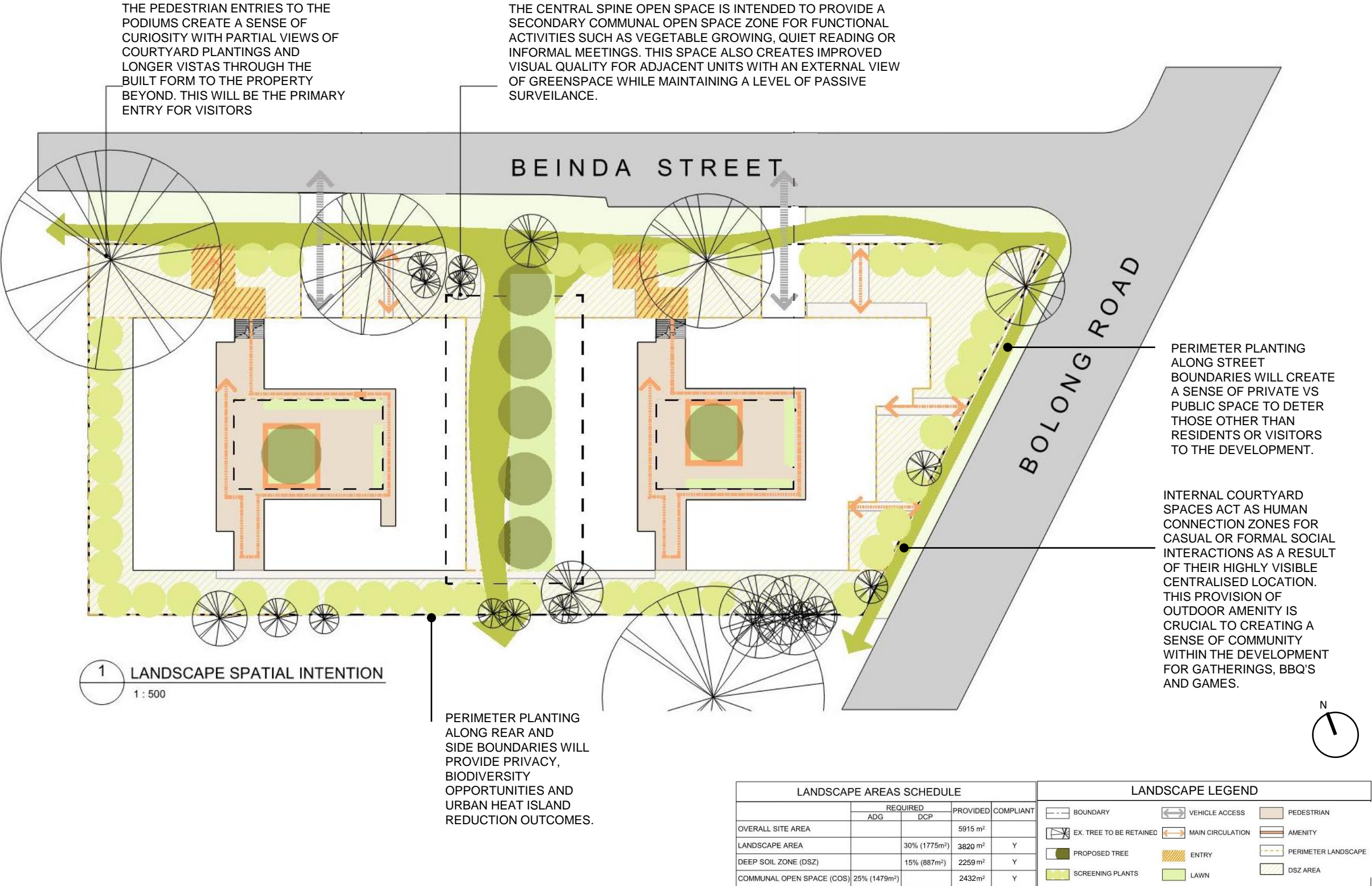


## CONSTRAINTS

1. ROAD NOISE FROM BOLONG ROAD TRAFFIC
2. SANDSTONE CLOSE TO SITE SURFACE
3. RETAINING SIGNIFICANT TREES
4. SITE SECURITY
5. PEDESTRIAN/VEHICULAR CONFLICTS ON BEINDA ST
6. SERVICES REQUIREMENTS
7. CHANGE TO STREETSCAPE CHARACTER



# Design Response Program



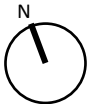
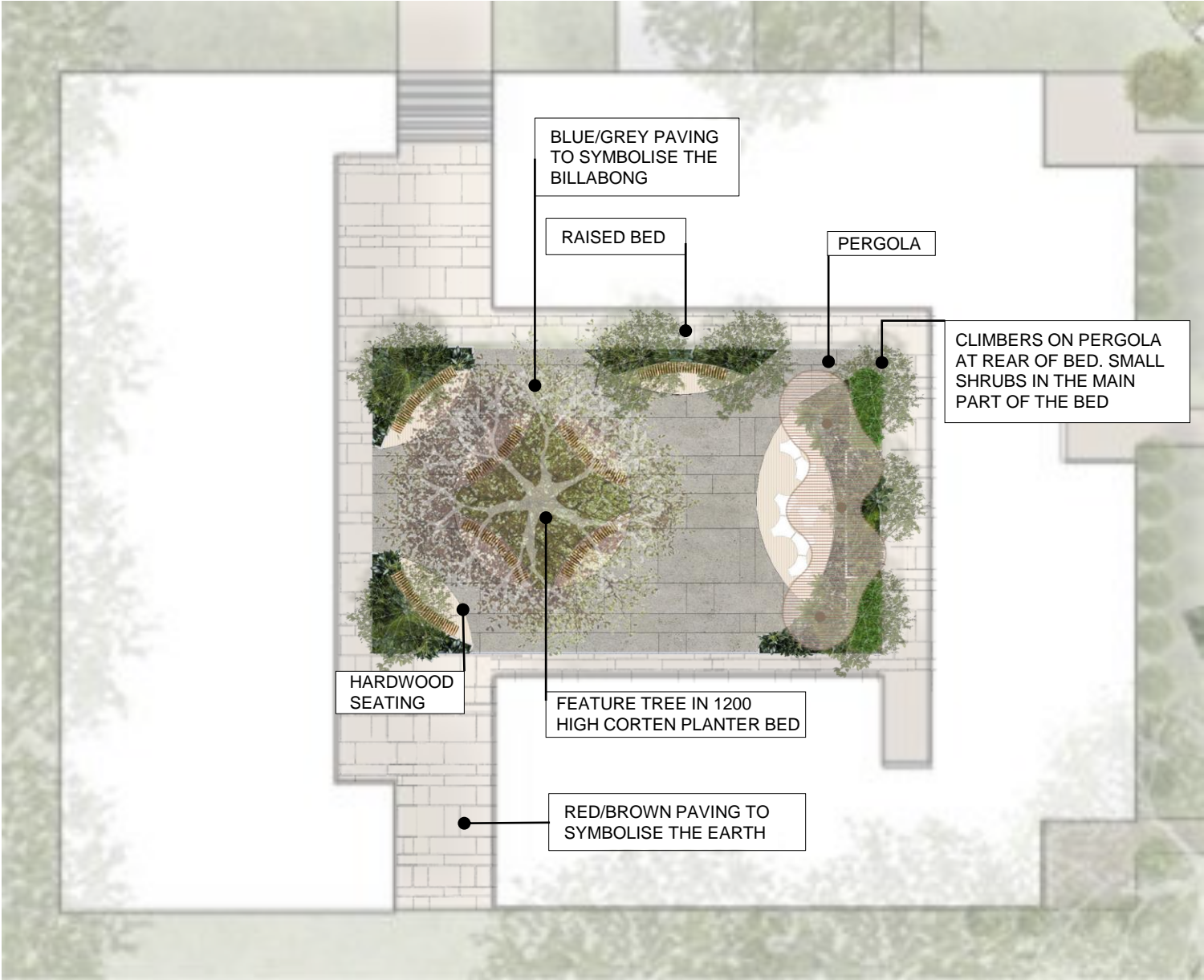
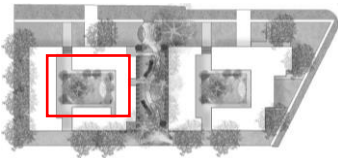
Master Plan



- LEGEND**
- 1. WESTERN BUILDING PEDESTRIAN ENTRY
  - 2. WESTERN BUILDING VEHICULAR ENTRY
  - 3. WESTERN BILLABONG COURTYARD
  - 4. GANGURANG MEETING PLACE
  - 5. CULLUNGHUTTI MEETING PLACE
  - 6. THE JOURNEY PATHWAY
  - 7. EASTERN BUILDING PEDESTRIAN ENTRY
  - 8. EASTERN BUILDING VEHICULAR ENTRY
  - 9. EASTERN BILLABONG COURTYARD
  - 10. COMMUNITY ROOM PEDESTRIAN ACCESS



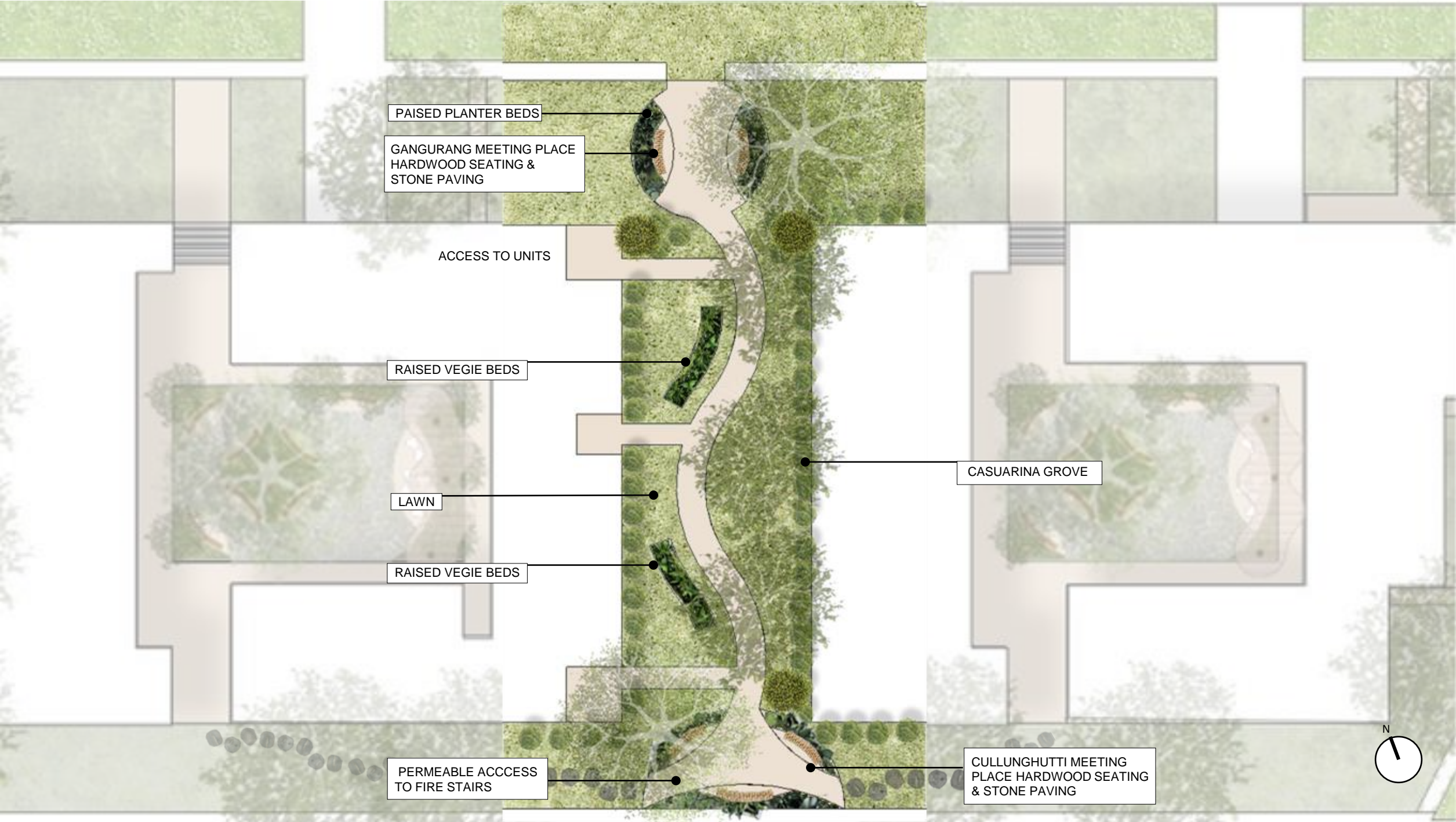
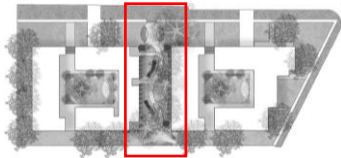
# Detail Plan - "The Billabong Courtyard"



West Courtyard

"THE BILLABONG COURTYARD IS SYMBOLIC OF THE NEARBY BILLABONG THAT WAS A GATHERING PLACE FOR THE LOCAL INDIGENOUS COMMUNITY AS WELL AS A SOURCE OF FOOD AND WATER. THE BLUE/GREY PAVERS REFLECT THE TONAL COLOURS OF THE BILLABONG WATER AND THE LIGHT BROWN PAVERS REFLECT THE TONAL COLOURS OF THE SURROUNDING EARTH AND BANKS. THE ENCLOSURE AND PROTECTION OF THE FETAURE TREE AND SURROUNDING PLANTING BEDS REFLECT THE FOREST ELEMENTS AROUND THE BILLABONG ENVIRONMENT"

Detail Central - "The Journey Pathway"



"THE JOURNEY PATHWAY SYMBOLISES THE ROUTE TAKEN BY THE INDIGENOUS COMMUNITY FROM GANGURANG (KANGAROO VALLEY) TO CULLUNGHUTTI (COOLANGATTA MOUNTAIN) FOR TRADE AND CEREMONY. THE JOURNEY PASSES FROM A MEETING PLACE THROUGH FOREST AND FOOD SOURCES ALONG BOMADERRY CREEK AND THE SHOALHAVEN RIVER TO THE SECOND MEETING PLACE. THE RED/BROWN PAVING RELECTS THE EARTHEN PATHWAY ALONG THE JOURNEY, THE CASUARINA GROVE REFLECTS WALKING ALONG A RIVER BANK."



04

MOOD & TONE

# Indicative Material Palette



DENSE PLANTING DSZ



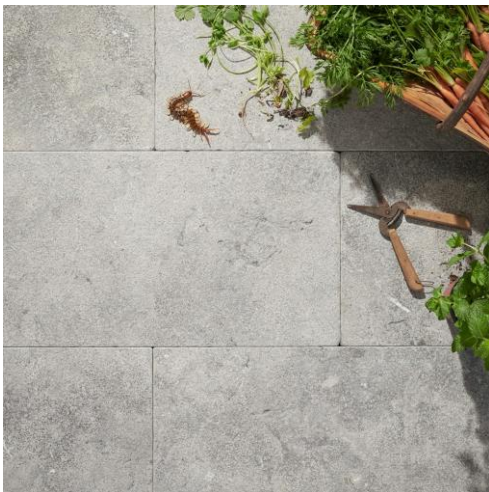
BIODIVERSITY



CORTEN PLANTER IMAGE FOR RAISED PLANTERS



CORTEN STANDSTONE RETAINIING WALL



BLUE/ GREY PAVING (BILLABONG AREA OF COURTYARD)



LIGHT BROWN PAVING EARTH TONE ON ALL OTHER WALKWAYS



BOLLARD LIGHTING

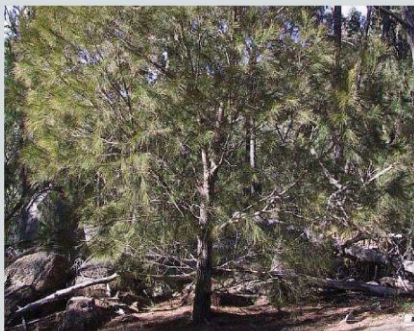


FUNKY PERGOLA (COURTYARDS)



# Indicative Planting Palette

TREES



Allocasuarina littoralis



Melaleuca linariifolia 'Snow in Summer'



Lagerstroemia indica



Corymbia hybrid 'Summer Red'

SHRUBS



Callistemon citrinus



Crowea exalata



Grevillea 'Moonlight'



Leptospermum laevigatum



Syzygium australe 'Pinnacle'



Telopea speciosissima



Callistemon viminalis 'Slim'

FERNS



Doodia aspera



Dicksonia antarctica

GRASSES



Liriope muscari



Lomandra 'Tanika'



Poa poiformis

CLIMBERS



Bougainvillea spectabilis

GROUND-COVERS



Dichondra argentea 'Silver Falls'



Grevillea 'Bronze Rambler'



Myoporum parvifolium



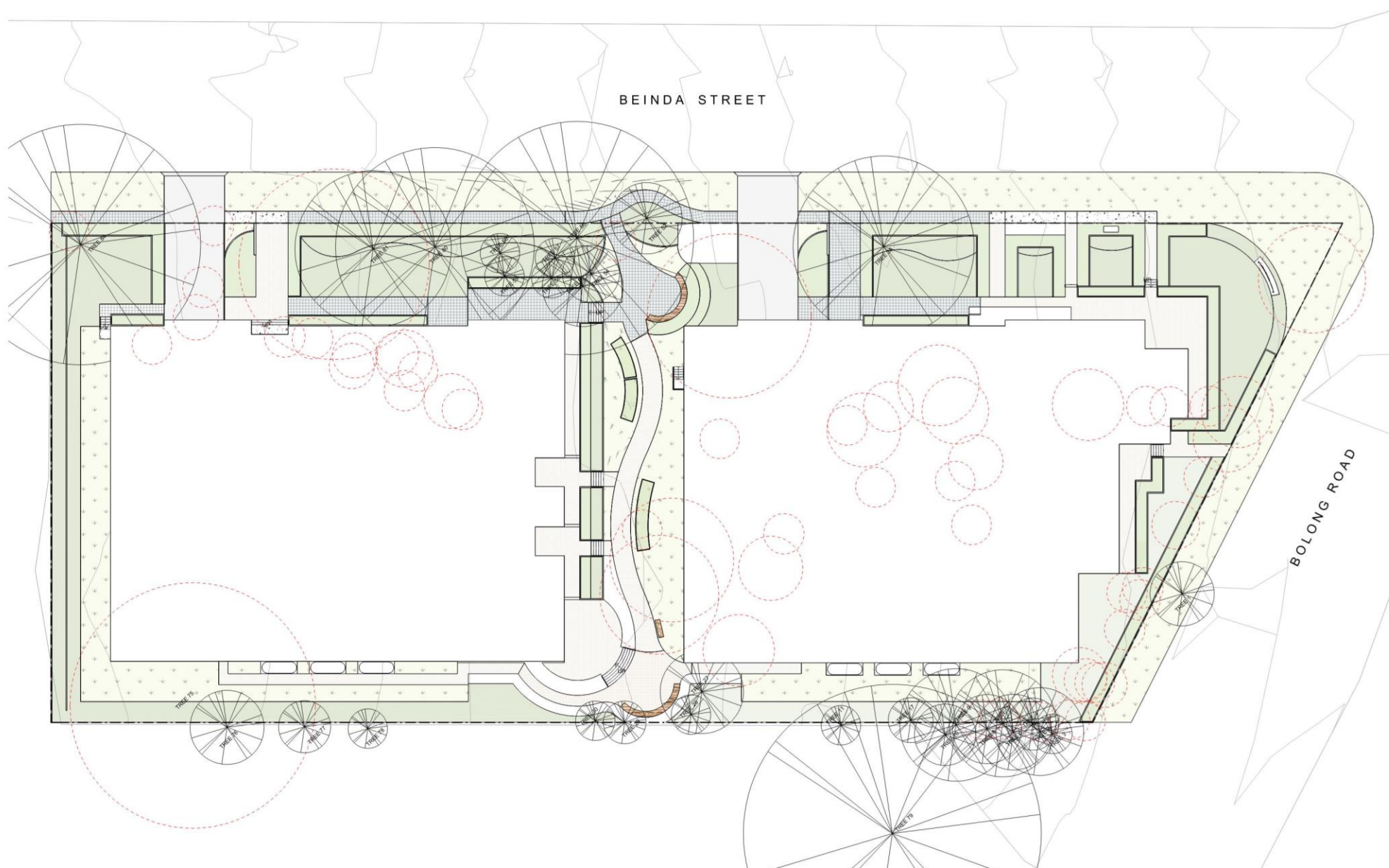
05

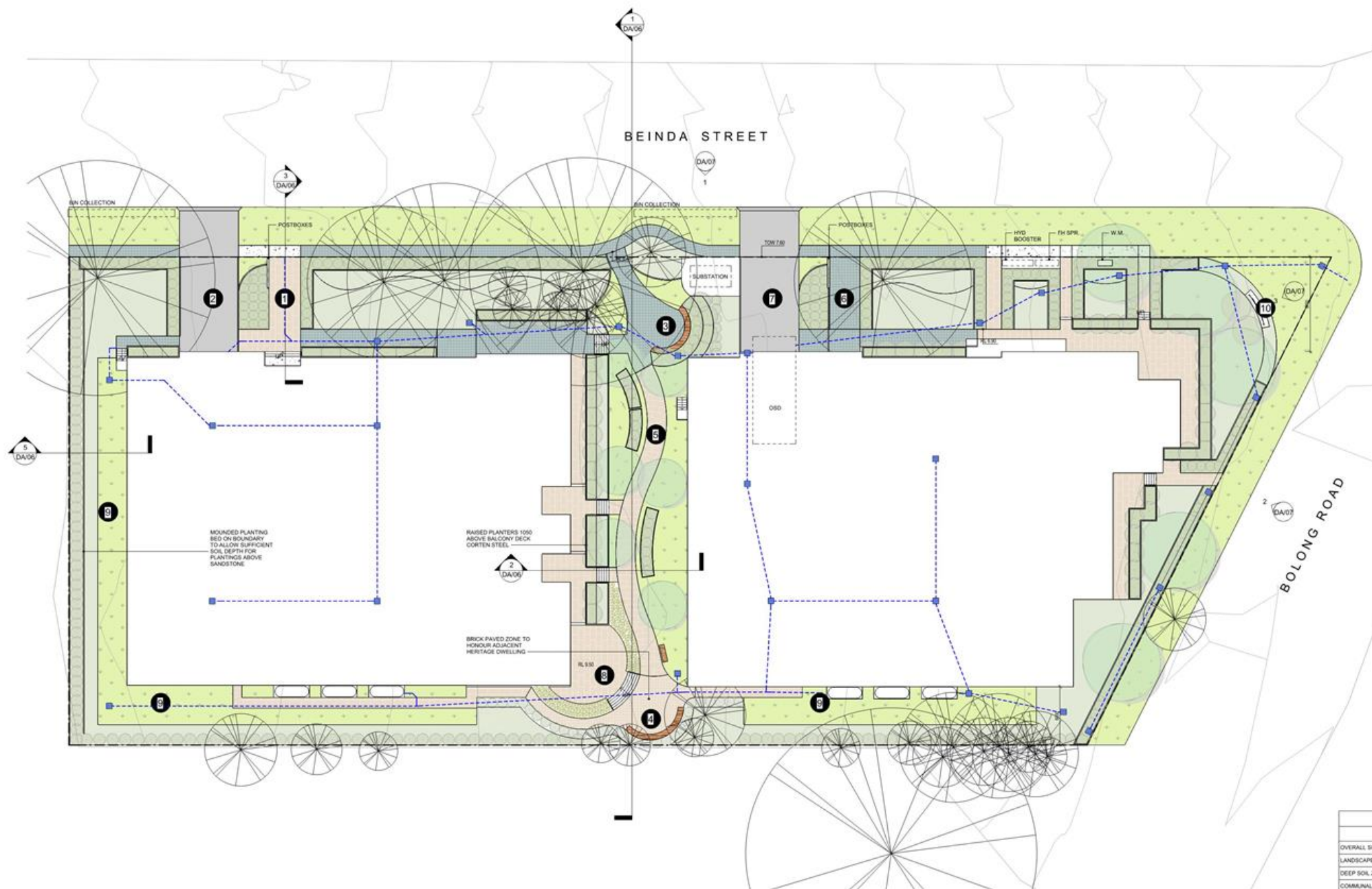
LANDSCAPE DA PLAN



LANDSCAPE LEGEND	
	BOUNDARY
	EX. TREE TO BE RETAINED
	EX. REMOVED TREE

NOTE: CANOPY PERIMETER SHOWN ON TREES TO BE RETAINED IS THE TREE PROTECTION ZONE (TPZ) AS SHOWN IN ARBORIST REPORT BY ARBORICULTURE CONSULTANCY.



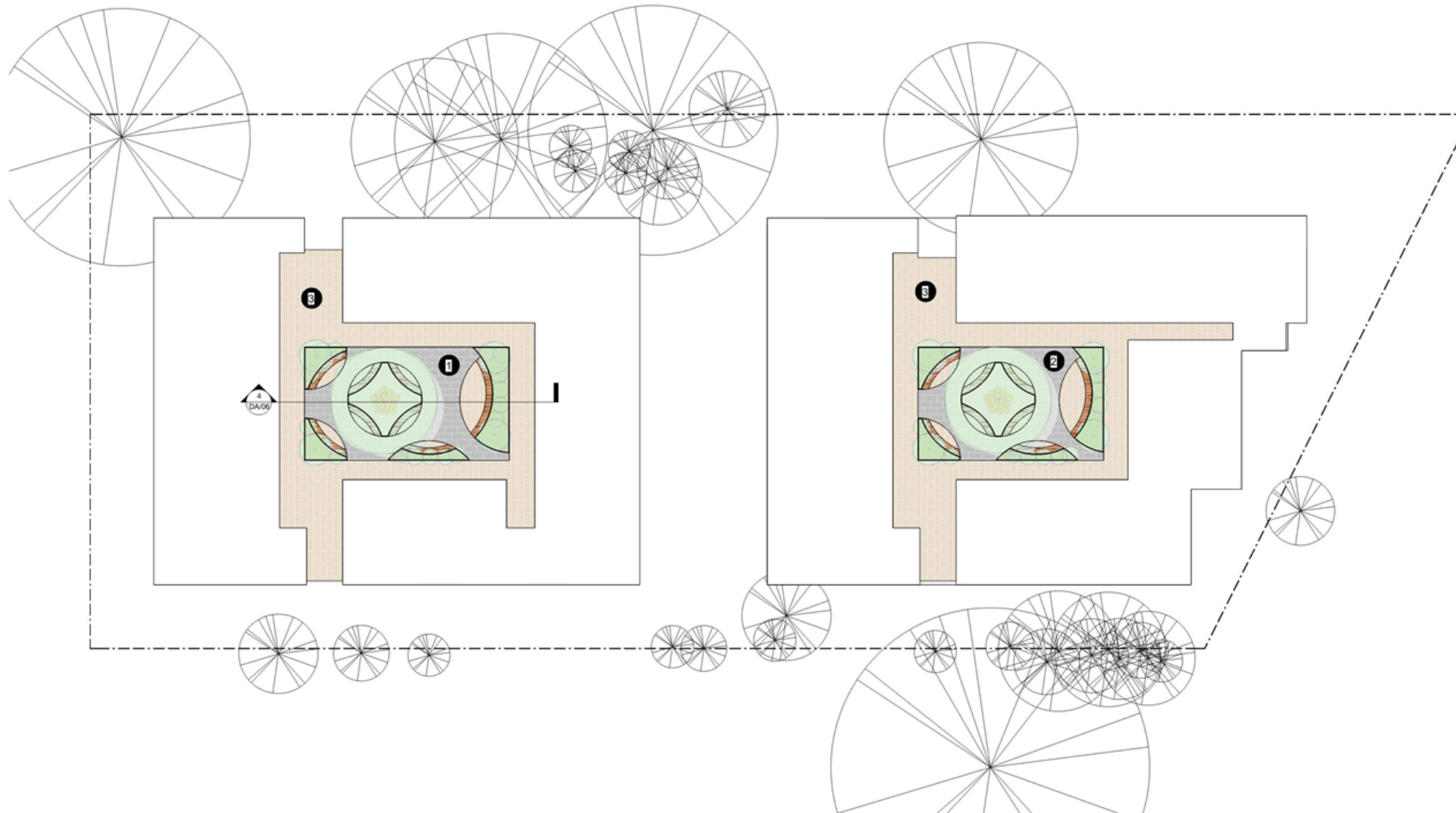


LANDSCAPE LEGEND	
	BOUNDARY
	EX. TREE TO BE RETAINED
	LAWN
	GROUND COVER
	PAVED FOOTPATH
	GLASS FIBRE REINFORCED POLYMER (FRP) PERMEABLE FOOTPATH SURFACE ON GRADE
	CONCRETE FOOTPATH
	ENTRY ROAD/VEHICLE ACCESS
	RAIN WATER TANKS 7500L
	HARDWOOD BENCH SEATING
	RAISED PLANTER BEDS
	STORMWATER PIT

LANDSCAPE ELEMENTS LEGEND	
	WESTERN BUILDING PEDESTRIAN ENTRY
	WESTERN BUILDING VEHICULAR ENTRY
	GANGURUNG MEETING PLACE (COS)
	CULLUNGSHUTTI MEETING PLACE (COS)
	THE JOURNEY PATHWAY (COS)
	EASTERN BUILDING PEDESTRIAN ENTRY
	EASTERN BUILDING VEHICULAR ENTRY
	COMMUNAL ROOM COURTYARD (COS)
	INFORMAL LANDSCAPE COS ZONE
	SITE SIGN

LANDSCAPE AREAS SCHEDULE			
	REQUIRED		COMPLIANT
	ADD	DCP	
OVERALL SITE AREA			5915 m <sup>2</sup>
LANDSCAPE AREA		30% (1775m <sup>2</sup> )	2125 m <sup>2</sup> Y
DEEP SOIL ZONE (DSZ)		15% (887m <sup>2</sup> )	1939 m <sup>2</sup> Y
COMMUNAL OPEN SPACE (COS) 25% (1479m <sup>2</sup> )			2067 m <sup>2</sup> Y

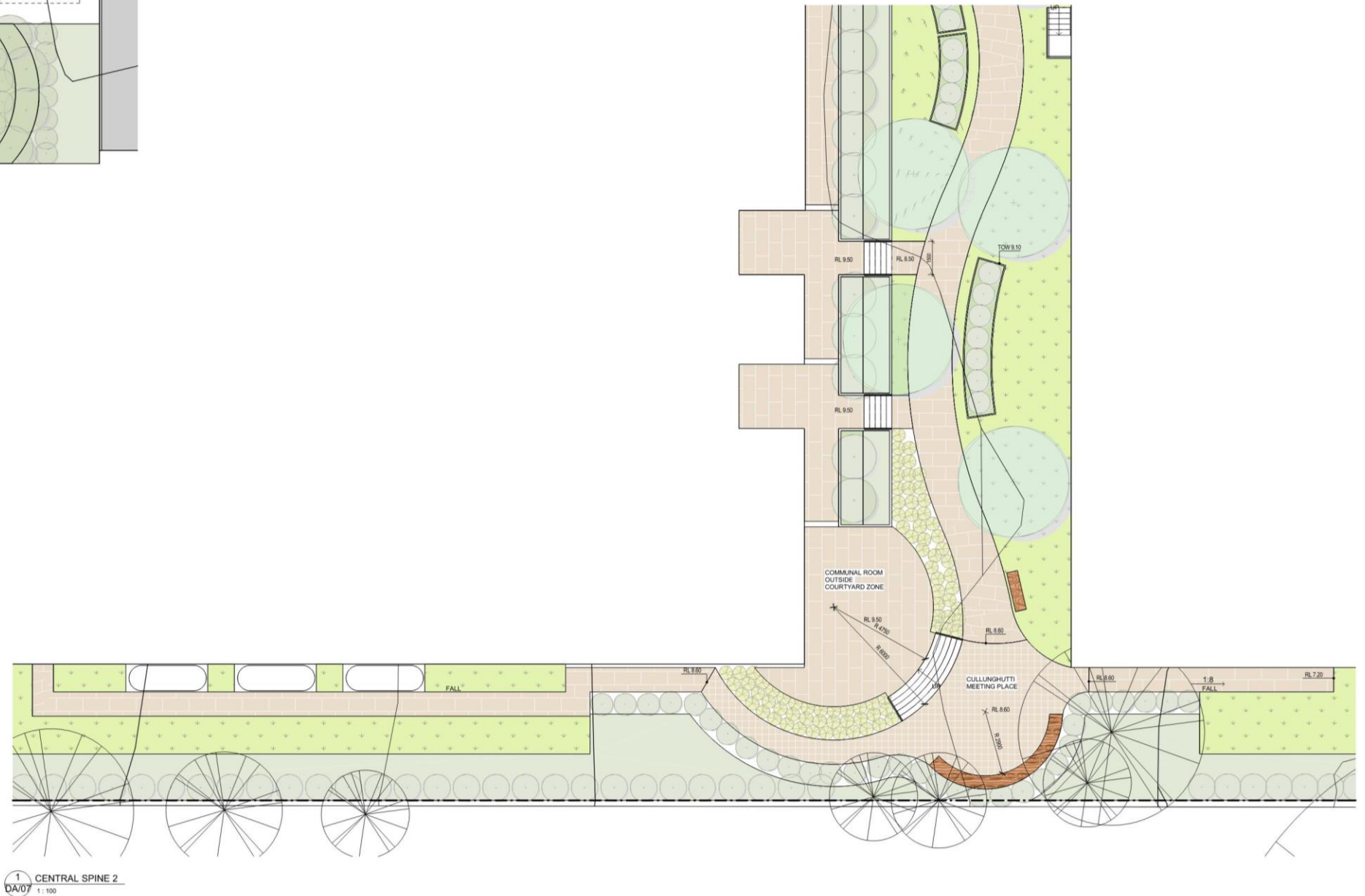
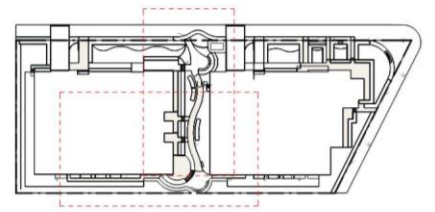
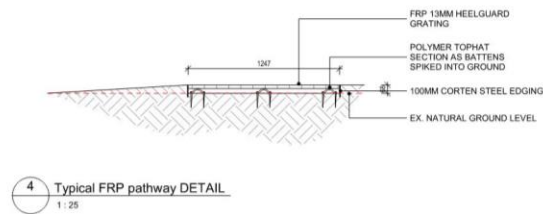
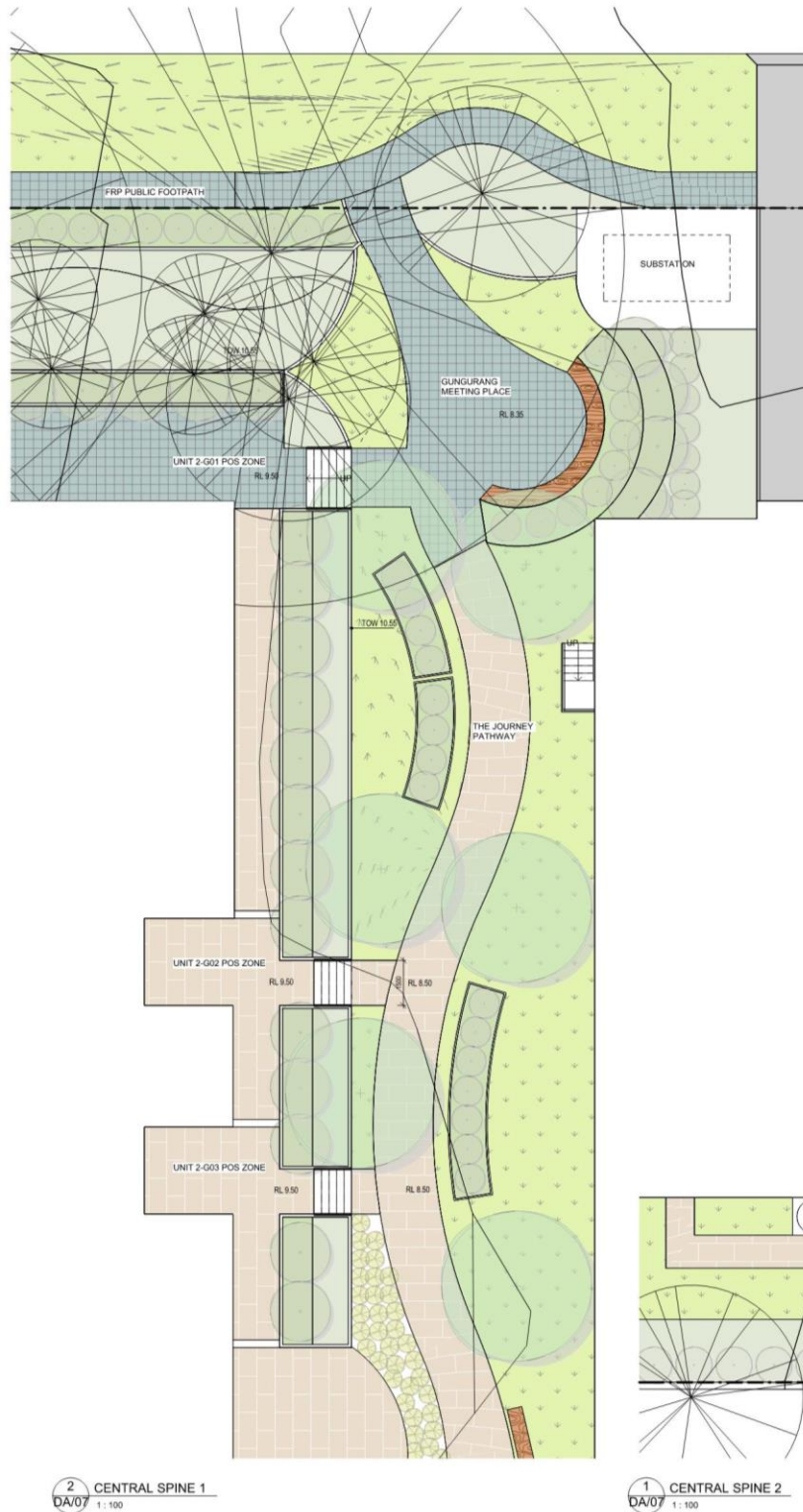




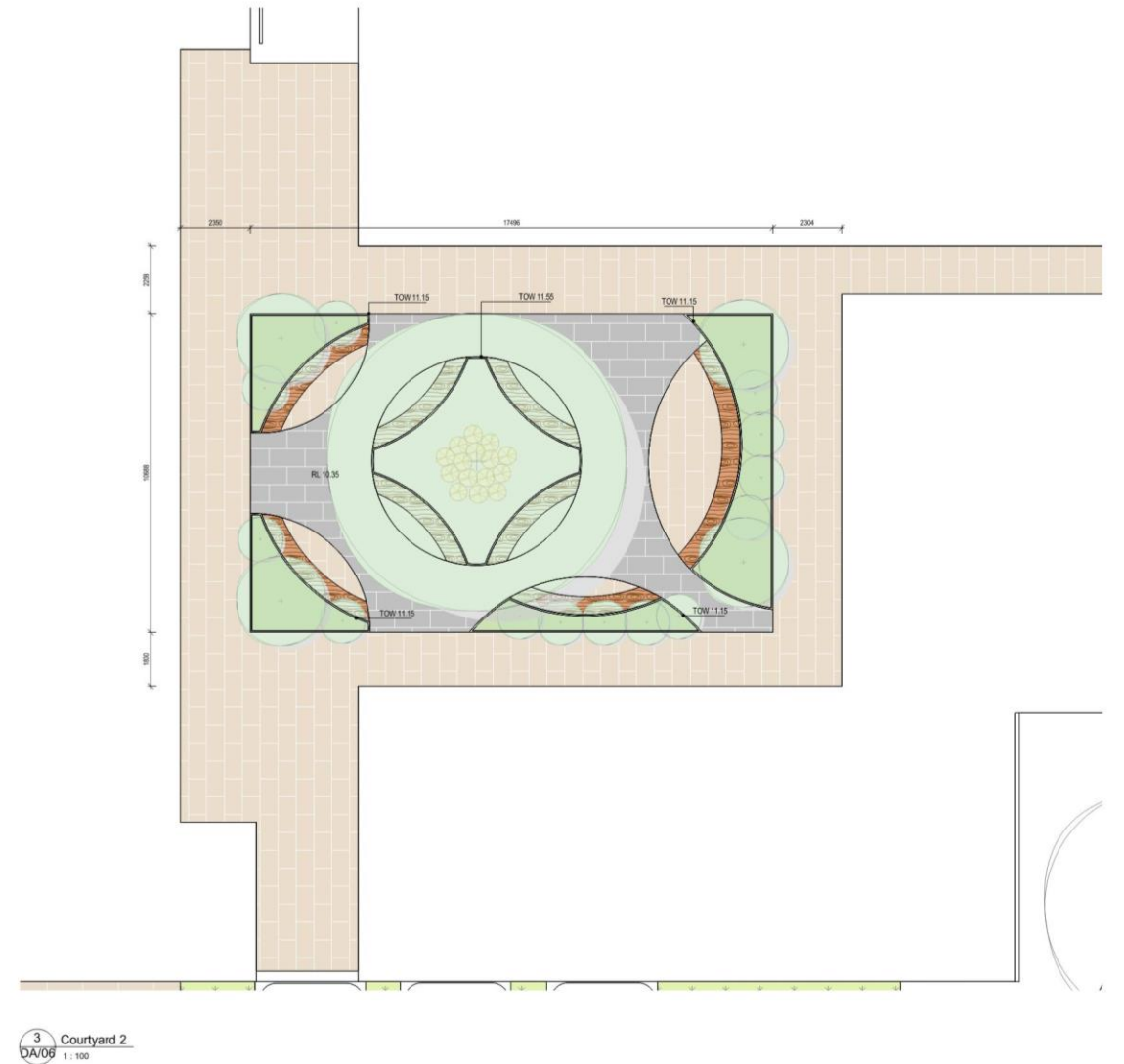
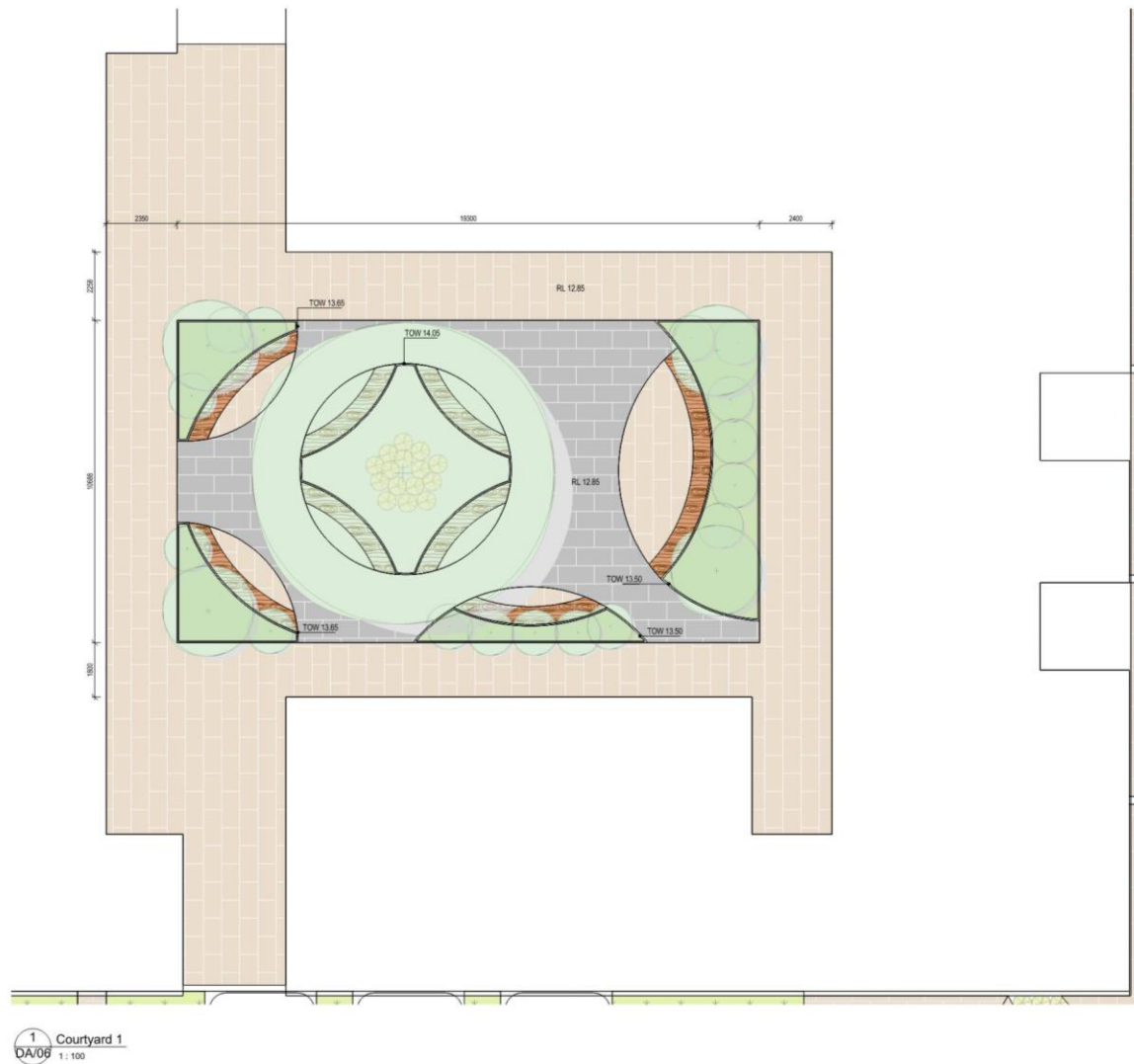
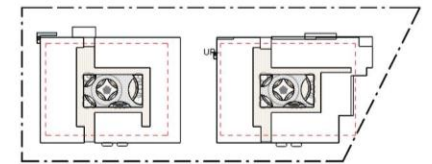
LANDSCAPE LEGEND	
	BOUNDARY
	EX. TREE TO BE RETAINED
	LAWN
	GROUND COVER
	PAVED FOOTPATH - NEW AMBER
	PAVED FOOTPATH - SILVER GREY
	GLASS FIBRE REINFORCED POLYMER (GFRP) PERMEABLE FOOTPATH SURFACE ON GRADE
	CONCRETE FOOTPATH
	ENTRY ROAD/VEHICLE ACCESS
	RAIN WATER TANKS 7500L
	HARDWOOD BENCH SEATING

LANDSCAPE ELEMENTS LEGEND	
	WESTERN BILLABONG COURTYARD (COS)
	EASTERN BILLABONG COURTYARD (COS)
	PEDESTRIAN CIRCULATION ZONE (COS)

LANDSCAPE AREAS SCHEDULE				
	REQUIRED		PROVIDED	COMPLIANT
	ADD	DCP		
OVERALL SITE AREA			5915 m <sup>2</sup>	
LANDSCAPE AREA		30% (1775m <sup>2</sup> )	2125 m <sup>2</sup>	Y
DEEP SOIL ZONE (DSZ)		15% (887m <sup>2</sup> )	1939 m <sup>2</sup>	Y
COMMUNAL OPEN SPACE (COS)	25% (1479m <sup>2</sup> )		2067 m <sup>2</sup>	Y





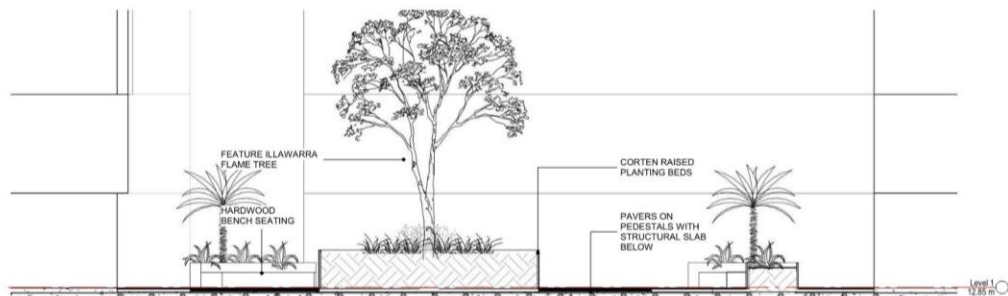




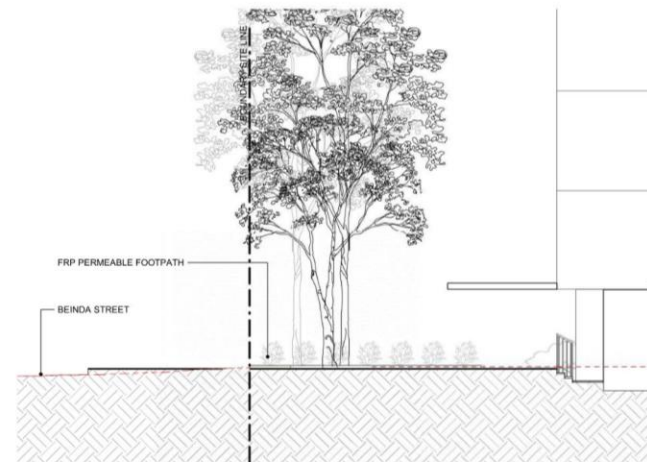
1 central spine 1 SECTION  
DA/02 1:100



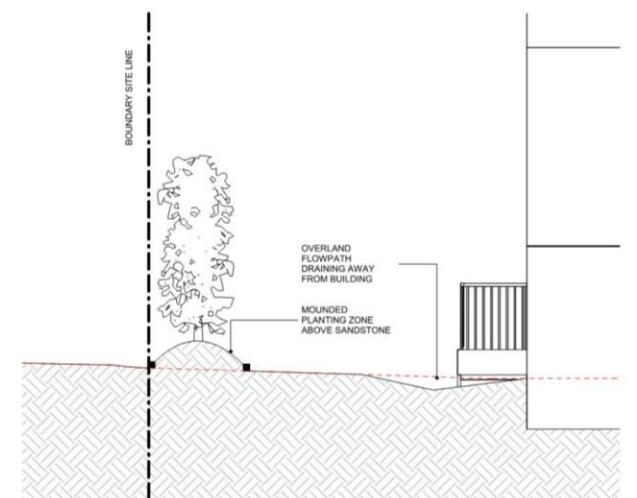
2 central spine 2 SECTION  
DA/02 1:100



4 billabong courtyard SECTION  
DA/03 1:100

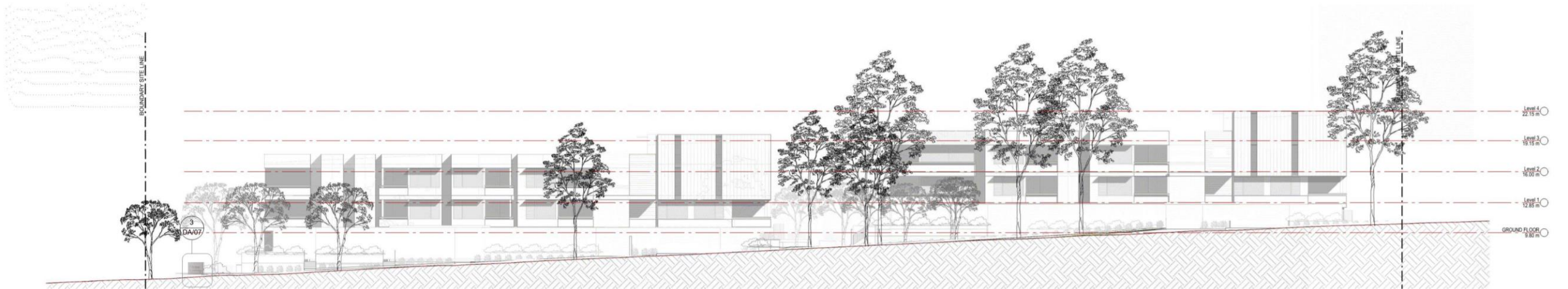


3 accessible walkway SECTION  
DA/02 1:100

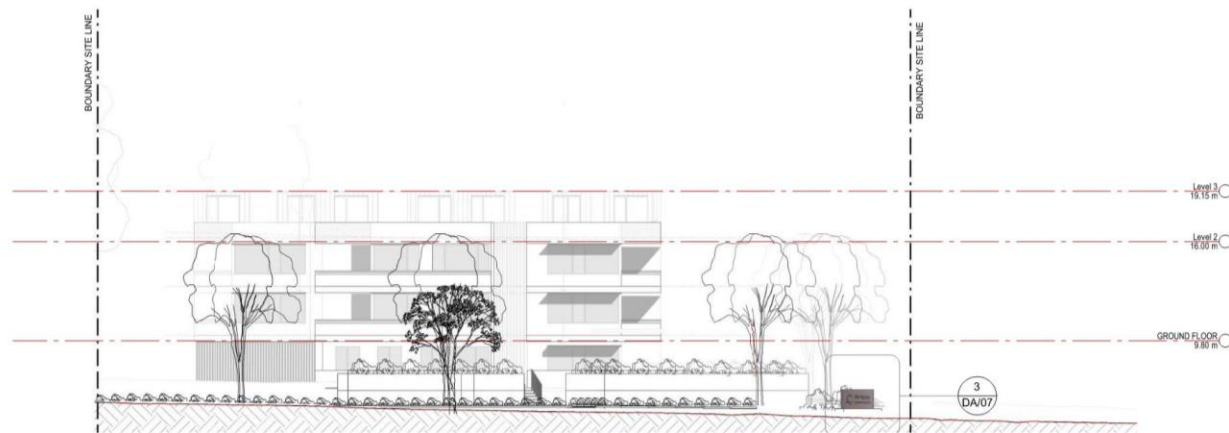


5 western boundary site SECTION  
DA/02 1:50





1 beinda street ELEVATION  
DA/02 1:200



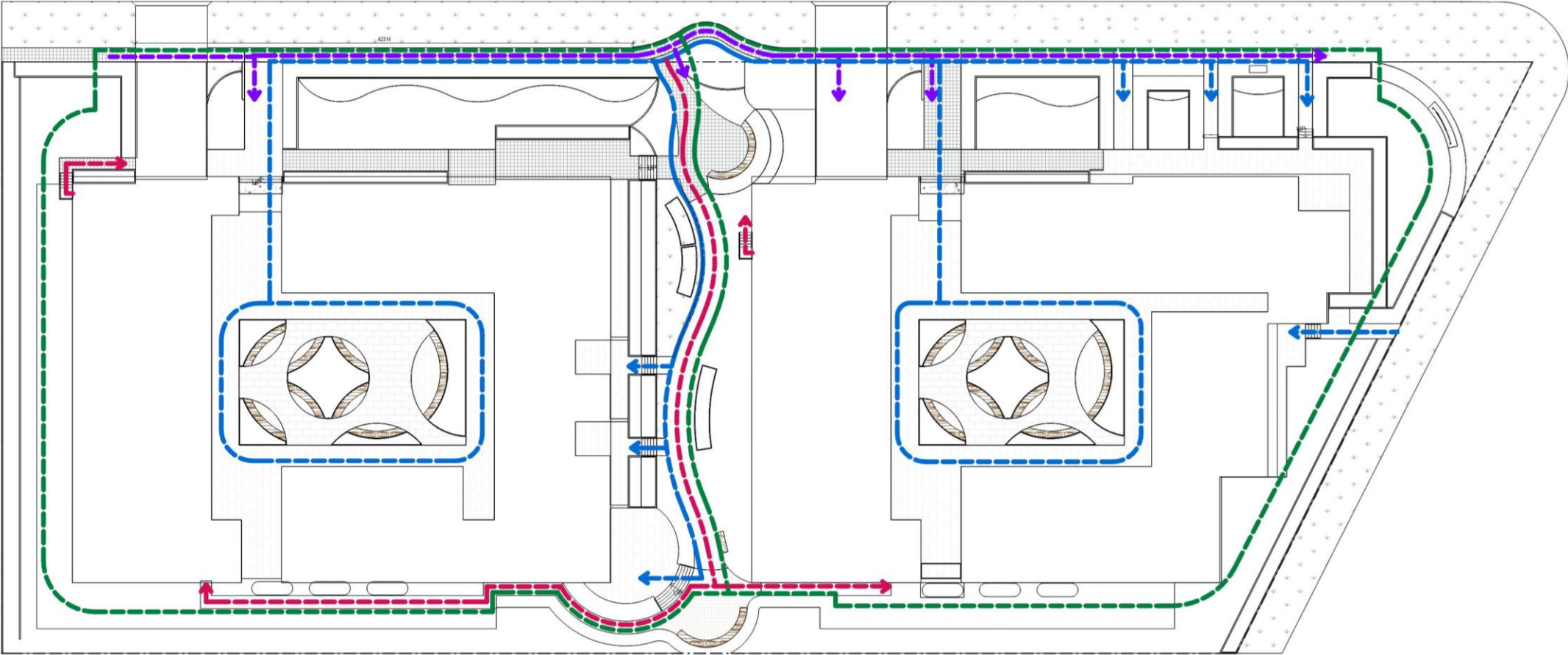
2 bolong street ELEVATION  
DA/02 1:200



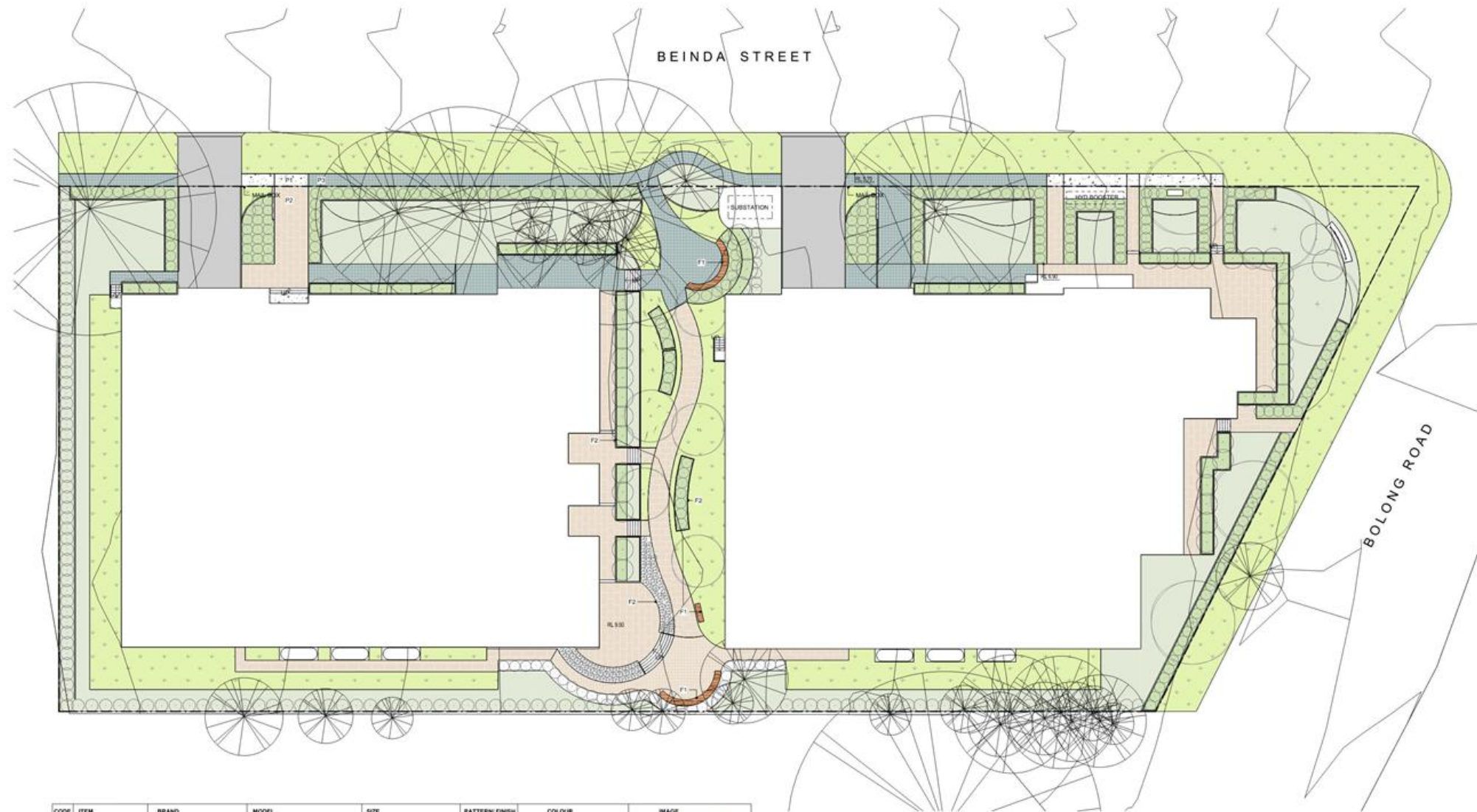
3 Signage ELEVATION  
DA/02 1:25

LANDSCAPE LEGEND

	PUBLIC ACCESS TO SITE
	INTERNAL RESIDENCE ACCESS
	FIRE EGRESS
	EXTERNAL MAINTENANCE ACCESS



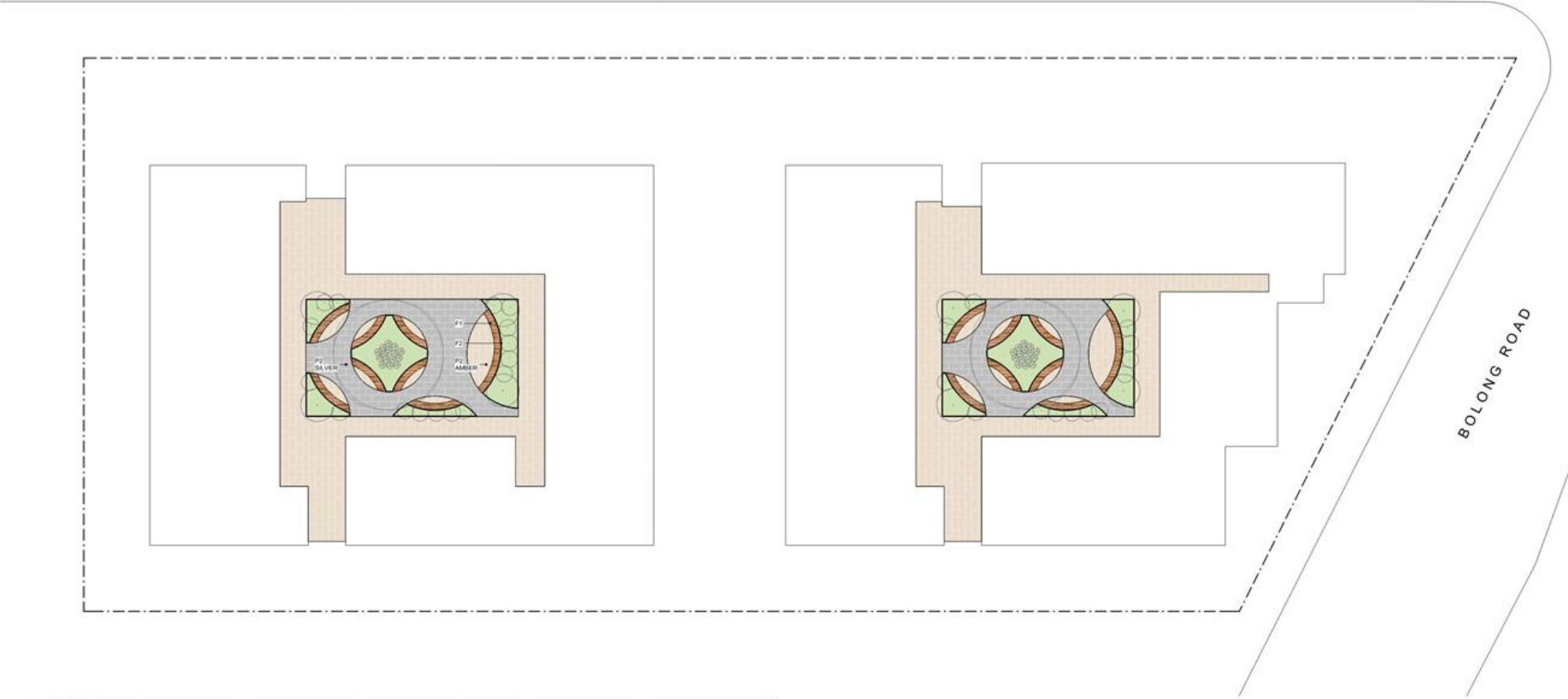




CODE	ITEM	BRAND	MODEL	SIZE	PATTERN/ FINISH	COLOUR	IMAGE
F1	BENCH	BOTTON & GARDINER	AVENUE CURVED BENCH	450MM H X 440MM W X 2000MM	UV RESISTANT OIL	SPOTTED GUM HARDWOOD SLATS	
F2	CORTEN PLANTERS	LOCALLY MANUFACTURED	N/A	HEIGHTS AS NOTED	RAW	RUST	
F3	SOLAR BOLLARD LIGHT	LIGHTINGSTYLE.COM.AU	PRODUCT CODE: 16207 VANDAL PROOF, MARINE GRADE 560LM IP66	950MM X 160MM	ALUMINIUM	BLACK	

CODE	ITEM	BRAND	MODEL	SIZE	PATTERN/ FINISH	COLOUR	IMAGE
P1	CONCRETE FOOTPATH OUTSIDE OF BUILDING FOOTPRINT	N/A	20MPA PS SLIP RATING	100MM THICK	BRUSHED	CONCRETE GREY	
P2	PAVED FOOTPATH	URBANSTONE	COMMERCIAL CONCRETE	600MM X 300MM X 40MM	SHOT BLAST & MILLED	SILVER GREY & NEW AMBER	
P3	FRP PERMEABLE FOOTPATH SURFACE	GRP AUSTRALIA PTY LTD	13MM MOULDED HEBELGUARD	1247MM W X 4047MM L X 30MM	FINE GRIT	LIGHT GREY	

BEINDA STREET



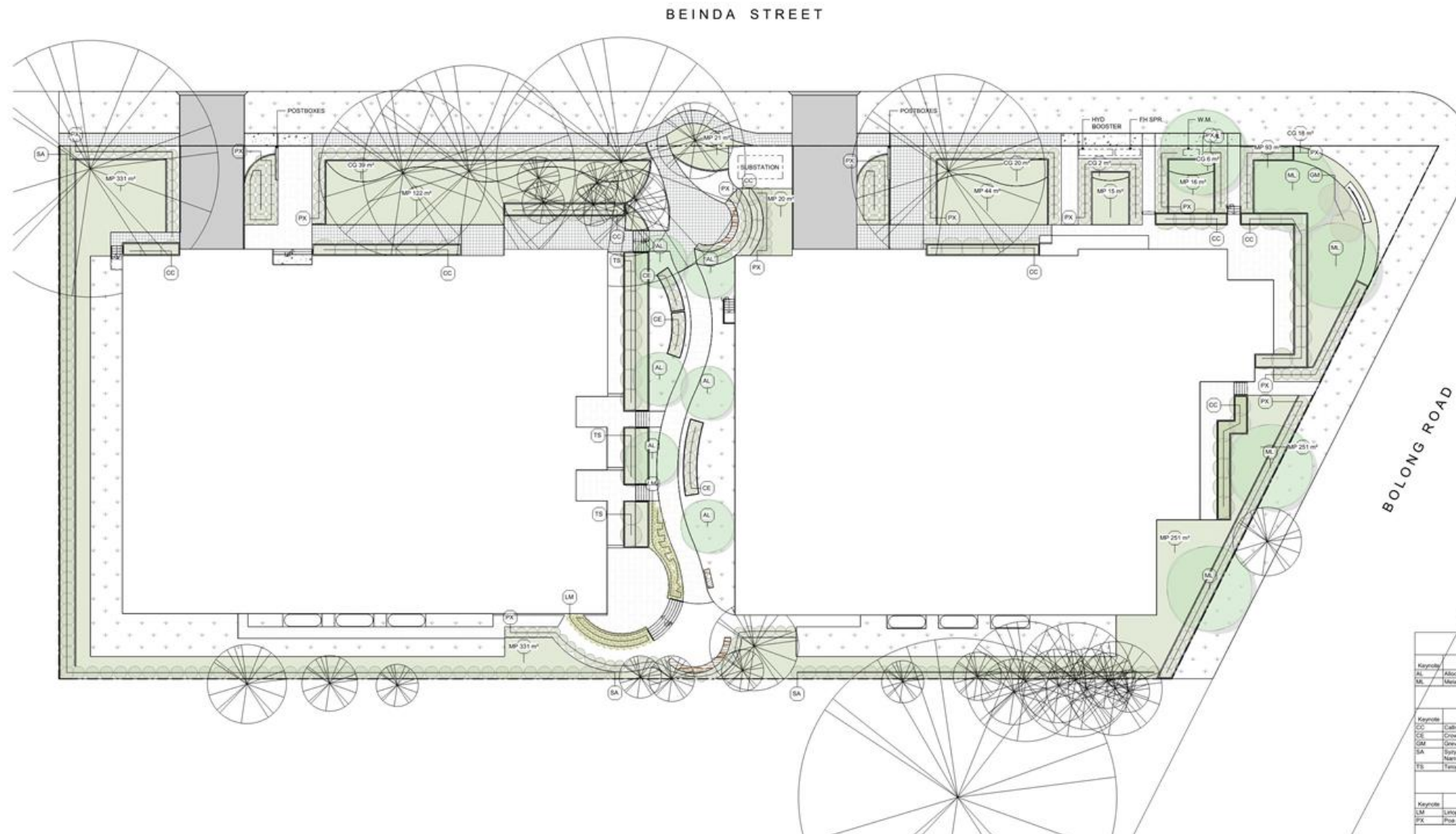
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F2	CORTEN PLANTERS	LOCALLY MANUFACTURED	N/A	HEIGHTS AS NOTED	RAW	RUST	
F3	SOLAR BOLLARD LIGHT	LIGHTINGSTYLE.COM.AU	PRODUCT CODE: 15200 VANDAL PROOF, MARINE GRADE 500LM IP66	950MM X 160MM	ALUMINIUM	BLACK	

CODE	ITEM	BRAND	MODEL	SIZE	PATTERN/ FINISH	COLOUR	IMAGE
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P3	FRP PERMEABLE FOOTPATH SURFACE	GRP AUSTRALIA PTY LTD	13MM MOULDED HEELGUARD	1247MM W X 4047MM L X 30MM	FINE GRIT	LIGHT GREY	

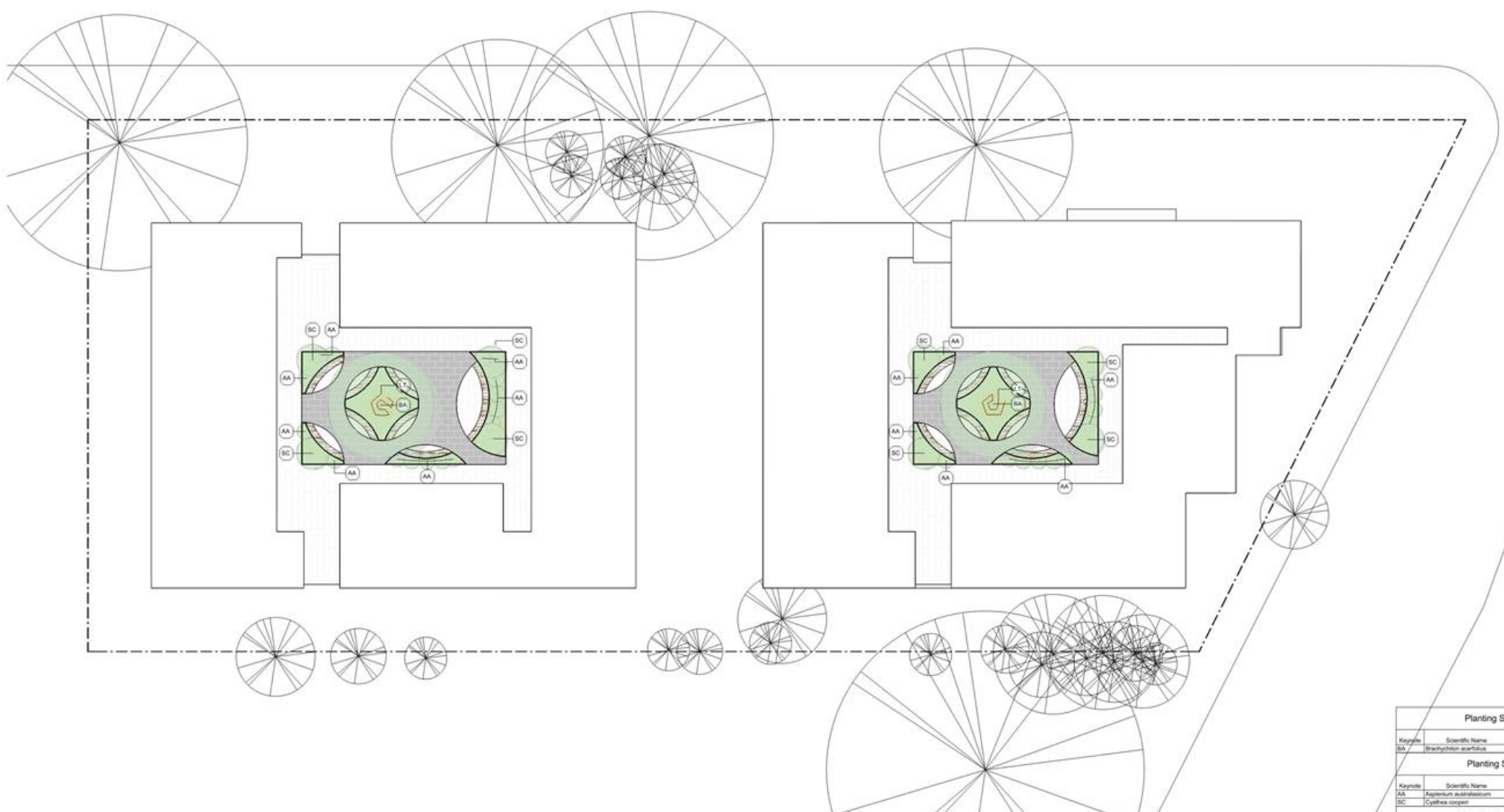


NOTE

- EXISTING NATIVE VEGETATION WITHIN RETAINED TREE TPZ AREAS WILL BE PRESERVED AND EMBELLISHED WITH PROPOSED ADDITIONAL NATIVE ENDOMIC SPECIES.
- NATIVE PLANT SPECIES THAT EXIST OUTSIDE OF THE IMMEDIATE WORKS ZONE WILL BE RETAINED WHERE POSSIBLE AND EMBELLISHED WITH ADDITIONAL ENDOMIC SPECIES AS INDICATED IN THE PLANTING PLAN AND SCHEDULE.



Planting Schedule - Trees						
Keycode	Scientific Name	Common Name	Mature HGT H x W	Pot Size	Count	
AL	<i>Allocasuarina littoralis</i>	Black Sheoak	6 x 4 m	45 L	16	
ML	<i>Metastaca linearifolia</i>	Flax Leaved Paperbark	7 x 7 m	300 mm	15	
Planting Schedule - Shrubs						
Keycode	Scientific Name	Common Name	Mature HGT H x W	Pot Size	Count	
CC	<i>Callistemon citrinus</i>	Lemon Scented Bottlebrush	2.5 x 2 m	200 mm	149	
CC	<i>Crocosmia aurea</i>	Small Crocosmia	0.6 x 1.5 m	200 mm	15	
GM	<i>Grevillea Moonlight</i>	Moonlight Grevillea	6 x 4 m	200 mm	2	
SA	<i>Syngonium podophyllum</i>	Straight and Narrow	6 x 1 m	200 mm	100	
TS	<i>Tempea speciosa</i>	Waratah	3 x 2 m	200 mm	13	
Planting Schedule - Grasses						
Keycode	Scientific Name	Common Name	Mature HGT H x W	Pot Size	Count	
LM	<i>Liriodendron latifolium</i>	Liriodendron	0.3 x 0.5 m	TUBE	81	
PX	<i>Poa polytricha</i>	Crown Tussock Grass	1 x 1.2 m	200 mm	257	
Planting Schedule - Ground-Covers						
Symbol	Scientific Name	Common Name	Mature H x W	Spacing	Area	Count
CG	<i>Coronilla glauca</i>	Pygmy	0.2 x 0.2 m	OC	85 m²	185
DS	<i>Dichondra argentea</i>	Silver Falls	0.1 x 0.6 m	OC	29 m²	46

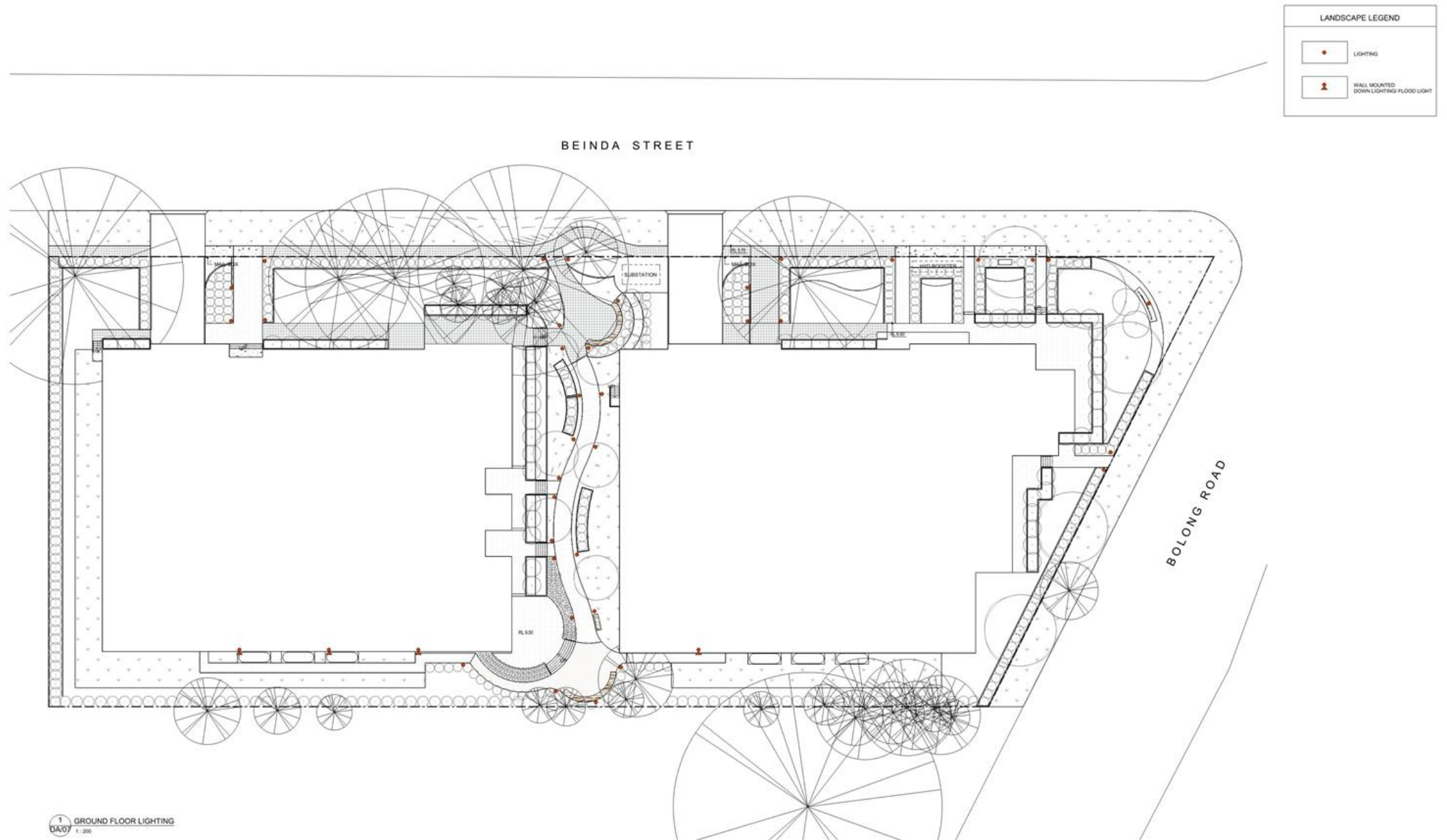


Planting Schedule - Trees L1 Floor					
Keynote	Scientific Name	Common Name	Mature HGT H x W	Pot Size	Count
BA	<i>Brachychiton acerifolius</i>	Queensland Flame Tree	25 x 12 m	45 L	12
Planting Schedule - Fern L1 Floor					
Keynote	Scientific Name	Common Name	Mature HGT H x W	Pot Size	Count
AA	<i>Asplenium australasicum</i>	Bird's Nest Fern	1 x 1 m	200 mm JBP	
SC	<i>Cyrtospora coarctata</i>	Rough Tree Fern	5 x 3 m	200 mm JB	
Planting Schedule - Grasses L1 Floor					
Keynote	Scientific Name	Common Name	Mature HGT H x W	Pot Size	Count
LT	<i>Lomandra 'Tanku'</i>	Tanka	0.6 x 0.5 m	TUBE	34



TREES	 Allocasuarina_littoralis	 Melaleuca-linariifolia-Snow-in-Summer	 lagerstroemia-indica	 Corymbia hybrid 'summer sun'	 Illawarra flame tree	
SHRUBS	 Callistemon citrinus	 Crowea exaiata	 Grevillea 'Moonlight'	 Leptospermum laevigatum		
	 Syzygium australe 'Pinnacle'	 Telopea speciosissima	 Callistemon viminalis 'Slim'	GROUND-COVERS	 Myoporum parvifolium	 Carpobrotus glaucescens
FERNS	 Doodia aspera	 Dicksonia antarctica	 Asplenium	 Cyathea Cooperi		
CLIMBERS	 Bougainvillea spectabilis	 Dichondra argentea 'Silver Falls'	 Grevillea 'Bronze Rambler'	GRASSES	 Liriope muscari	 Poa poiformis
						 Lomandra 'Tanika'







LANDSCAPE LEGEND

● LIGHTING

