

# TUMBI UMBI RETIREMENT LIVING

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## State Significant Development Application

### Landscape Architectural Design Report



TaylorBrammer



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## Amendment register

| DOCUMENT ISSUE   | REVISION | DATE       | STATUS | PREPARED | CHECKED |
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|                                                                                                                                    |                                                                                                                                                                 |                                                                                                                                                 |
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# Project Status



# PLANNING CONTEXT

## Secretary’s Environmental Assessment Requirements (SEARs)

|                    |                                                   |
|--------------------|---------------------------------------------------|
| Application number | SSD-63475709                                      |
| Project name       | Mingara Recreation Club                           |
| Location           | 14 Mingara Drive, Tumbi Umbi within Central Coast |
| Applicant          | The Trustee for Pariter Mingara Unit Trust        |
| Date of issue      | 18 October 2023                                   |

This Concept Design Report addresses the following requirements as outlined in the project specific SEARs dated 18th October 2023 for the site.

| Issue and Assessment Requirements – Concept Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Notes                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>7. Public Space</p> <ul style="list-style-type: none"><li>• Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.<ul style="list-style-type: none"><li>o Demonstrate how the development:</li><li>o ensures that public space is welcoming, attractive and accessible for all.</li><li>o maximises permeability and connectivity.</li><li>o maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.</li><li>o maximises street activation.</li><li>o minimises potential vehicle, bicycle and pedestrian conflicts.</li></ul></li></ul>                                                                                                                                       | <p><b>Detailed proposals are provided in the Landscape Plans provided in this submission and the following areas of this report:</b></p> <p><b>Design Approach - Page 10</b></p> <p><b>Response to SEARS - Page 12</b></p> <p><b>Public Space plan - Page 13</b></p>                                                                 |
| <p>8. Trees and Landscaping</p> <ul style="list-style-type: none"><li>• Provide a detailed site-wide landscape plan, that:<ul style="list-style-type: none"><li>o details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).</li><li>o provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.</li><li>o demonstrates how the proposed development would:<ul style="list-style-type: none"><li>» contribute to long term landscape setting in respect of the site and streetscape.</li><li>» mitigate the urban heat island effect and ensure appropriate comfort levels on-site.</li><li>» contribute to the objective of increased urban tree canopy cover.</li><li>» maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.</li></ul></li></ul></li></ul> | <p><b>Detailed proposals are provided in the Landscape Plans provided in this submission and the following areas of this report:</b></p> <p><b>Design Approach - Page 10</b></p> <p><b>Response to SEARS - Page 12</b></p> <p><b>Landscape plan - Page 14</b></p> <p><b>Arboricultural Impact Assessment by project Arborist</b></p> |



# The Site





# URBAN CONTEXT

## Geographical Location

The site is located in Tumby Umbi, NSW. Tumby Umbi is 95km North of the Sydney CBD, 85km south of Newcastle CBD and centrally to the Central Coast region. The site is located 5km from Bateau Bay Beach and 1km from the Tuggerah Lake to the north. The site is located in the Tumby Umbi Valley precinct as described by Central Coast Council with views available from the site to the vegetated Ridgeway to the west, south and east.

## First Nations Groups

Traditional Custodians of the region are the Darkinjung people

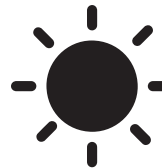
## Local Government

Central Coast Council



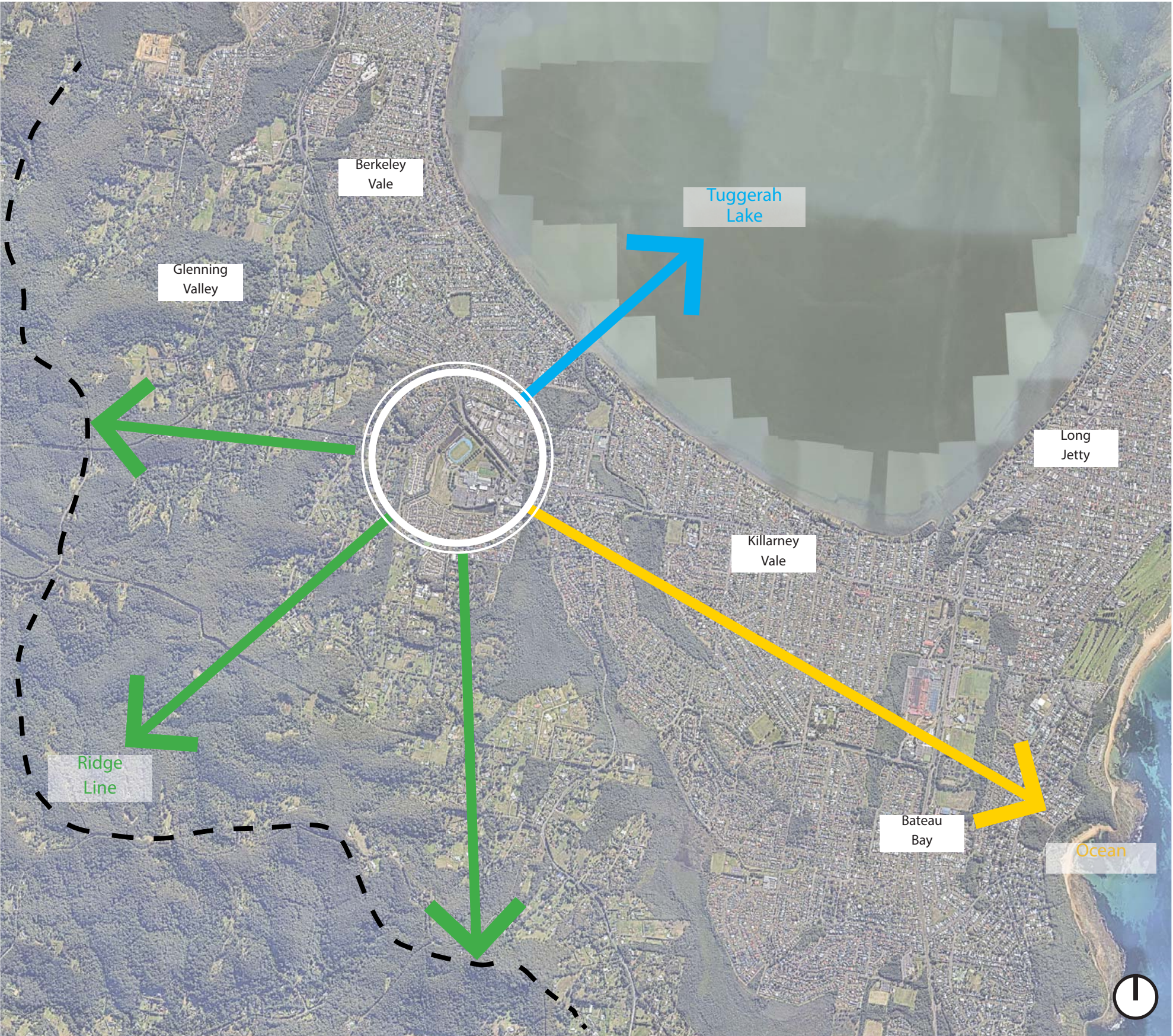
### Rainfall

Average total rainfall for the area to be 140mm with the average daily rainfall being 4.2mm



### Temperature

Average daily temperature is 18°C with the lowest and highest average being 15.1°C and 22.7 °C respectively.



Regional context plan; Source Nearmap 2023



# URBAN CONTEXT

## Modern evolution of the site

The Mingara Recreation Club has a rich history dating back to the 1970s. The Club quickly became a popular destination for locals, and in 1997, it moved to its current location in Tumbi Umbi. Over the years, the Club continued to grow and expand, adding new facilities and services to meet the changing needs of the community.

In 2002, the Club underwent a major renovation and expansion. The \$15 million redevelopment included the addition of three new restaurants and upgrades to lounge areas, bowling greens, Convention Centre, TAB, Legends Sports Bar, entry foyer, and the outdoor terrace area. The development also delivered a Wellness Centre, housing a physiotherapist, hairdresser, beauty therapist, martial arts studio, and café.

Since then, the Mingara Recreation Club has continued to evolve, with ongoing upgrades and improvements to its facilities and services. Today, it is one of the largest and most popular leisure and entertainment destinations (with approximately 30,000 members) on the Central Coast, attracting visitors from across the region and beyond.

Legend

Mingara Recreational Club boundary

Tumbi Umbi Retirement Living Site

Local context plan; Source Nearmap 2023



# EXISTING SITE CHARACTER



View from site looking south; Source Taylor Brammer Landscape Architects



View from site looking west; Source Taylor Brammer Landscape Architects



View from site looking north; Source Taylor Brammer Landscape Architects



Mingara Recreation Club; Source Taylor Brammer Landscape Architects



Existing constructed wetlands to north of site; Source Taylor Brammer Landscape Architects



View from site to western Ridgeway; Source Taylor Brammer Landscape Architects





Design



# DESIGN APPROACH

## Design Approach

The Landscape Architectural design approach for the Tumbi Umbi Retirement Living project seeks to embed the proposal in a re-generated native landscape. The design integrates shared knowledge from Design with Country frameworks and leading ageing in place strategies to create a community integrated within existing social and landscape settings of the Mingara site. The design creates a hierarchy of interconnected green spaces, with buildings in a landscape setting to seamlessly integrate the proposal into the re-generated endemic landscape.

## Design with Country

Design with respect to Country in close collaboration with consultants; Yerrabingin who developed the *Connecting with Country Concepts Report for Tumbi Umbi Retirement Living (September 2023)*. This consultation is ongoing and in collaboration with the team and community in relation to both Architecture and Landscape Architecture outcomes.

Three key designing with Country themes have identified by Yerrabingin which celebrate the Darkinjung history, and natural landscapes of the site context. These key themes include:

### 1. Respecting water flows

The Darkinjung people have been deeply connected to water in this area for tens of thousands of years. The Tuggerah lakes estuary has been shaped by a rich and vibrant history that began with the knowledge and management of the local waterways by the Darkinjung peoples. This knowledge needs to be reflected and celebrated in this proposal through design interventions both internally and externally.

### 2. Informed by Country

The geology which runs deep into the ground, the surrounding ridge lines and topography influences the design elements. The colours and forms which come from the endemic vegetation and surrounding environment inspires the colours, textures and elements within the design. Everything is inspired from and/or showcasing the elements of Country.

### 3. Caring for and learning from our leaders.

The elders in the community are storytellers, they share stories and knowledge to educate listeners of their peoples. Ensuring there are culturally safe spaces for these conversations to occur is so important for this project. Learning about the Country that you are living on creates another level of appreciation, understanding and connection.

## External spaces and setting

Planting and associated elements will provide amenity, seasonal interest, respect the qualities of the place, complement the architectural expression and contribute to the legibility of the site. Selected tree species will provide solar access (evergreen/ deciduous), seasonal variation in colour to assist in providing legibility of the site and assist in way finding through the village. Native typologies are integrated throughout the development which respond to the micro climates that are re-created by the proposed building works. This includes re-created creeks and valleys in cooler and shadier areas of the site whereas more exposed areas will respond and re-create the ridge top vegetation typology of the local area that is represented in the Ridgeway surrounding the site.

## Community and Activity

The external environments throughout the site will aim to provide calming and peaceful settings where individuals and/or groups can regenerate in the natural surroundings. The central open space associated with Building 2 will provide direct visual and physical connection to the landscape area beyond and provide a centralised are for community activity.

The Village Core area includes a range of activities for the community which includes passive and active recreation options including:

### Passive

- Shaded seating areas throughout the site
- Bubbling water features (Village Core)
- Native gardens with bush tucker opportunities throughout the site
- Sensory garden (Village Core)

### Active

- BBQ and shaded seating areas under pavilions (North, Central and South)
- Small childs playground (Village Core)
- Putt putt lawn area (Village Core)
- Vegetable gardens with potting bench and seating areas (North and South)

## Materiality

The selection of hard scape elements will be responsive to the existing character and colour palettes of the site and the Ridgeway. Light colours and fine grained pavements will be integrated throughout the proposal to ensure the development sits within the setting and the landscape. Pavements will be hard wearing, slip resistant, be considerate of reflectivity and comply with the relevant Australian Standards in relation to provision of equitable access. Numerous seating opportunities will be provided externally and it is proposed that seating and other urban elements throughout the public spaces are of a “park like” appearance. This methodology assists in creating familiar and engaging external environments which encourages the use of external residential spaces and assists in site legibility.

## Ground / building interfaces

The design provides extensive active, passive and landscape amenity areas throughout the development. The generous separation between the buildings provides ample opportunity for the development of screen and amenity planting that provides strong opportunities for connection to Country, biophilic qualities and planting opportunities to screen ground floor car park/screens as required in the various scenarios.

These interface zones include an array of trees, shrubs and groundcovers to mediate the proposed building / car park on ground floor and ensure a vegetated outcome is achieved. Selected planting will also be used to identify buildings as part of the wayfinding strategy integrated into the development and provide clear openings for access points to the relevant buildings in line with CPTED requirements.

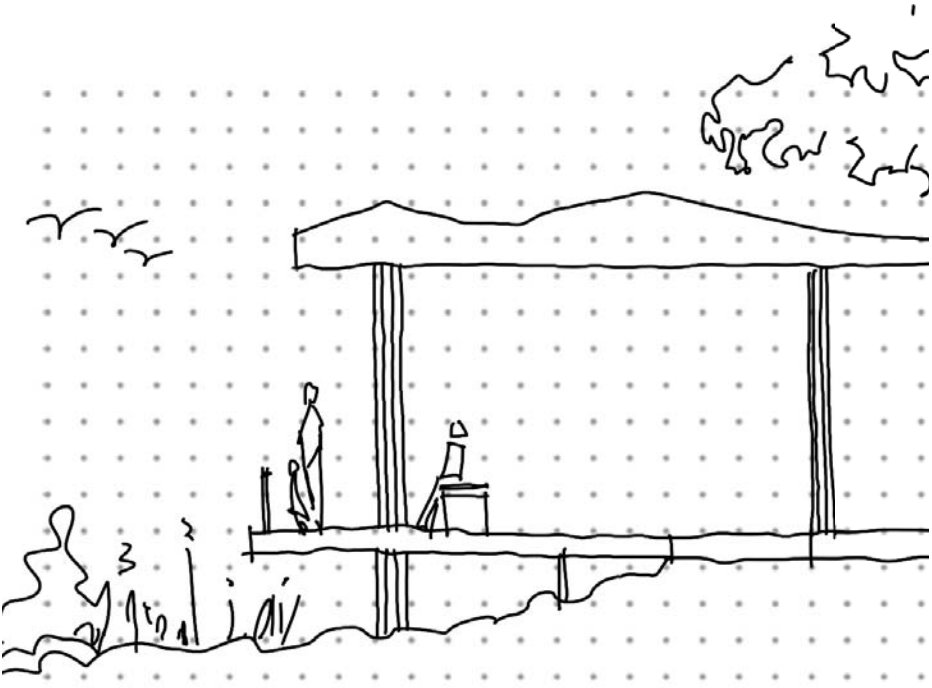
## Existing Trees

No existing trees are present within the project scope area, however through staging and connections to the existing Mingara site, some existing trees are required to be removed. However it is noted the predominant existing character that includes mature Hills Fig trees will be maintained. Tree removal works will be offset through extensive tree planting strategies through this proposal.

Refer following pages for detailed response to SEARS requirements and Arboricultural Impact Assessment by the project arborist



# DESIGN PRECEDENCE



Engagement opportunities with Ridgeline and Country



Intuitive architecture, landscape and wayfinding strategies



Interwoven Wayfinding and storytelling



Natural places for children and families



Integration of water and water flows through the site as informed by place



Native planting character defining places



Shared pedestrian and low speed vehicle spaces



The native landscape



# RESPONSE TO SEARS

## 7. Public Space

- Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.
  - Demonstrate how the development:
  - Ensures that public space is welcoming, attractive and accessible for all.
  - Maximises permeability and connectivity.
  - Maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.
  - Maximises street activation.
  - Minimises potential vehicle, bicycle and pedestrian conflicts.

## Design Response

The proposed development is holistically integrated into the existing urban setting of the Mingara site. This stage of development complements the functions and community services and activities that are already provided by Mingara for both the site and its community.

### Public Space

A diverse range of public spaces are created throughout the development that complement the demographics of the area and the future residents of the development. A publicly accessible pedestrian access is provided through the east / west spine of the development that connects the club with the core functions of the proposed development. This Welcome to site and Country space is publicly accessible and is the primary entry point from the east. Further accessible spaces are integrated throughout the development of passive, active and landscape qualities to create a hierarchy of open spaces that respond to Country, amenity and the functions in adjacent buildings. Refer plans on following pages for more detail

### Permeability and Connectivity

Integrated with the hierarchy of open spaces are the hierarchy of pedestrian and vehicle movements. Including a broad and well connected east / west pedestrian spine to the centre of the development. This east / west link is connected internally within the development by a secondary north / south link that provides access for both personal vehicles and pedestrians in a shared condition in the north of the site and separated in the south of the site. These internal and external primary movement zones are complemented by a tertiary path network that provides connections both to and from the site through the Riparian restoration zone to the west, the broader site to the north and south and in various other locations internally to the site. All pedestrian pathways can comply with the relevant Australian Standards and DDA requirements.

### Amenity

As noted above, a hierarchy of open space that are well connected has been integrated into the proposal, which locates the primary active open spaces to the village core. This space provides generous visual access to the landscape features of the site and beyond the site to the landscape west and the ridges. Solar access is maximized in the village core area considering the aspect and the low scale development to the north, south and west of this space. Further amenity is created through the installation of extensive tree canopy planting that aids in wind mitigation and buffering.

### Street Activation

The internal north / south shared link is activated by pedestrians, low speed vehicles, low scale development to its west and the extensive open space activities that are provided throughout the development. This internal street links the development and is integrated holistically into the landscape in a manner to retain the human scale. The eastern interfaces of the development and their street / edge presence will be passive in nature due to the extensive and mature existing trees that will be retained. To complement this existing condition further tree planting is proposed to the south east of the development for screening to the existing carpark of the Mingara club.

### Vehicle, bicycle and pedestrian conflicts

Vehicle, bicycle and pedestrian conflicts have been considered and minimized to a suitable level. Pedestrians and vehicles are separated in the more active southern entry road that services buildings B3 and B4 and the southern portion of Villas. However the northern section of the north / south link the pedestrian and vehicle zones are shared as pedestrian movements are anticipated to be predominant.

## 8. Trees and Landscaping

- Provide a detailed site-wide landscape plan, that:
  - Details the proposed site planting, including location, number and species of planting, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).
  - Provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.
  - Demonstrates how the proposed development would:
    - Contribute to long term landscape setting in respect of the site and streetscape.
    - Mitigate the urban heat island effect and ensure appropriate comfort levels on-site.
    - Contribute to the objective of increased urban tree canopy cover.
    - Maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk.
  - Maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.
  - Maximises street activation.
  - Minimises potential vehicle, bicycle and pedestrian conflicts.

## Design Response

### Tree planting

In addition to the retention of large existing trees to the east of the site, an extensive tree planting strategy is proposed for the development that considers the suitability of the species itself and the proposed amenity that it can create for the future development. The tree planting strategy is predominantly native to the area and integrates an extensive and diverse range of species with different habits and features that are suitable for this site. Refer Tree Canopy Cover Plan for more detail.

### Existing trees

Existing trees are located on the eastern boundary of the site which are predominantly mature Ficus microcarpa hillii ‘Hills Weeping Fig’. These mature trees are an important aspect of the broader internal road network to the Mingara club site and the design ensures the retention of the overall look and feel of this existing feature. Three existing trees are proposed for removal on the eastern boundary to facilitate the necessary access to the site for residents, services and emergency vehicles, however these three are offset by the extensive tree planting strategy as noted above. Refer Arboricultural Impact Assessment for further detail

### Future Landscape Setting

The current landscape amenity of the project site is limited and the extensive landscape treatment will substantially improve the amenity of the site from its current condition. Proposed planting and associated elements will provide extensive amenity, seasonal interest, respect the qualities of the place, complement the architectural expression and contribute to the legibility of the site. Selected tree species will provide solar access (evergreen/ deciduous), seasonal variation in colour to assist in providing legibility of the site and assist in way finding through the village. Native typologies are integrated throughout the development which respond to the microclimates that are re-created by the proposed building works. This includes re-created creeks and valleys in cooler and shadier areas of the site whereas more exposed areas will respond and re-create the ridgetop vegetation typology of the local area that is represented in the Ridgeway surrounding the site.

### Heat island mitigation and Green Infrastructure

As noted above, the proposal includes extensive tree planting strategies across the site to create a vegetated amenity and setting for the future residents and village. The mature tree canopy including the site and the neighbouring riparian area aims to comply with the 40% targets for tree canopy cover at maturity. This will be complemented in the external environments by other heat island mitigation strategies such as WSUD treatments and cool pavements to maximise comfort levels. These design features are key elements that integrate both blue and green infrastructure throughout the development to ensure this is best placed in its setting. Bushfire risks to the site are being mitigated in the Riparian zone to the west of the site and currently no restrictions on tree location or densities are required.

Responses to how the design “maximises street activation” and “minimises potential vehicle, bicycle and pedestrian conflicts” is provided in responses to 7. Public Space on this page.



Tree canopy cover diagram; Taylor Brammer Landscape Architects  
(Refer submitted plan for calculations)



# PUBLIC SPACES

## Design notes

- 1 Primary pedestrian welcome to site and Country space
- 2 Primary vehicular entry with mature existing trees, light coloured pavement, feature planting, signage and architectural features to Building 2 forecourt
- 3 North / South pedestrian network with connection to broader village. Low volume vehicular movements and Villa entries
- 4 Village heart - meeting area with various active and passive open spaces
- 5 Residential gardens - passive and active areas
- 6 Revegetated drainage swale with new pedestrian access paths extending existing pedestrian network

## Legend

- Site boundary
- Core pedestrian networks
- Pedestrian connection to Mingara Club
- District views from core areas on ground
- Existing waterway connecting to new dry creek bed
- Seating and Rest spaces
- Welcome to Country space



Proposed Site Masterplan; Source Taylor Brammer Landscape Architects



# LANDSCAPE PLAN

## Design Notes

- 1 Welcome to Country and Village gathering space
- 2 Village Core with multi-function lawn, play, WSUD and pavilion
- 3 Main drop off and Porte Cochere
- 4 Communal gardens - Vegetable and flower beds with potting benches
- 5 Existing drainage area revegetated with endemic planting and naturalised watercourse
- 6 Communal viewing spaces with shelter and seating areas
- 7 Buffer planting with existing and new canopy trees
- 8 Communal courtyard level 1- building 2 with various activities: yoga deck, vegetable garden, sculpture and seating nooks

## Legend

- Extent of work boundary
- TXX Existing trees retained
- Proposed trees
- Proposed planting areas
- Proposed lawn
- Proposed dry / wet creek bed
- Proposed pedestrian paths
- Proposed decking
- Proposed Retirement Village Fence line
- Proposed public footpath



Proposed Site Masterplan; Source Taylor Brammer Landscape Architects



# INDICATIVE PLANTING SCHEDULE

| Botanical Name                    | Common Name           | Mature Height (Meters) | Mature Canopy Diameter (Meters) |
|-----------------------------------|-----------------------|------------------------|---------------------------------|
| TREES                             |                       |                        |                                 |
| <i>Acmena smithii</i>             | Lilly Pilly           | 6                      | 4                               |
| <i>Allocasuarina torulosa</i>     | Rose she-oak          | 15                     | 8                               |
| <i>Alphitonia excelsa</i>         | Soap tree             | 18                     | 4                               |
| <i>Angophora costata</i>          | Sydney Red Gum        | 25                     | 15                              |
| <i>Angophora floribunda</i>       | Rough-Barked Apple    | 22                     | 15                              |
| <i>Backhousia myrtifolia</i>      | Grey myrtle           | 12                     | 7                               |
| <i>Eucalyptus paniculata</i>      | Grey ironbark         | 30                     | 18                              |
| <i>Eucalyptus pilularis</i>       | Blackbutt             | 30                     | 18                              |
| <i>Eucalyptus saligna</i>         | Sydney Blue Gum       | 35                     | 20                              |
| <i>Ficus coronata</i>             | Sandpaper fig         | 18                     | 15                              |
| <i>Araucaria cunninghamiana</i>   | <i>Hoop Pine</i>      | 28                     | 12                              |
| <i>Podocarpus elatus</i>          | Plum pine             | 20                     | 12                              |
| <i>Pinus roxburghii</i>           | Chir pine             | 18                     | 8                               |
|                                   |                       |                        |                                 |
| SHRUBS AND GROUNDCOVERS           |                       |                        |                                 |
| <i>Carex maculata</i>             | Tufted sedge          | 1                      | N/A                             |
| <i>Dianella caerulea</i>          | Blue flax-lily        | 0.5                    | N/A                             |
| <i>Glycine clandestina</i>        | Twining Glycine       | -                      | N/A                             |
| <i>Lomandra longifolia</i>        | Spiny-head mat-rush   | 1                      | N/A                             |
| <i>Pandorea pandorana</i>         | Wonga wonga vine      | -                      | N/A                             |
| <i>Persoonia linearis</i>         | Narrow-leaved geebung | 3                      | 2                               |
| <i>Pittosporum revolutum</i>      | Hairy Pittosporum     | 6                      | 3                               |
| <i>Pteridium esculentum</i>       | Bracken fern          | 0.5                    | N/A                             |
| <i>Correa reflexa</i>             | Native Fushia         | 1                      | N/A                             |
| <i>Escallonia 'Pink pixie'</i>    | Escallonia            | 2                      | N/A                             |
| <i>Photinia 'Red Robin'</i>       | Photinia              | 2                      | N/A                             |
| <i>Hakea laurina</i>              | Pin-Cushion Hakea     | 3                      | N/A                             |
| <i>Grevillea sp</i>               | Spider flower         | 4                      | 2                               |
| <i>Chrysocephalum apiculatum</i>  | Yellow buttons        | 1                      | N/A                             |
| <i>Adiantum aethiopicum</i>       | Maidenhair fern       | 1                      | N/A                             |
| <i>Banksia 'Roller coaster'</i>   | Ground cover banksia  | 0.3                    | N/A                             |
| <i>Actinotis helianthi</i>        | Flannel flower        | 0.2                    | N/A                             |
| <i>Pittosporum 'Miss Muffett'</i> | Miss Muffett          | 0.5                    | N/A                             |
| <i>Pandorea pandorana</i>         | Wonga Wonga vine      | -                      | N/A                             |
| <i>Lavender dentata</i>           | Lavender              | 0.6                    | N/A                             |

Note; Refer planting plans submitted in this application for quantities and locations



*Eucalyptus* sp Eucalyptus



*Livistona australis* Cabbage tree palm



*Banksia serrata* Old man banksia



*Pandorea pandorana* Wonga Wonga vine



*Actinotis helianthi* Flannel flower



*Banksia 'Roller coaster'* Ground cover banksia