

# Vaucluse Seniors Living



nbla

BLARE  
MANAGEMENT

BATESSMART

669 - 683 Old South Head Road, Vaucluse NSW  
12th December 2023





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01



**Site Details:**

Lot, Section & Plan Number:  
669 Old South Head Road Vaucluse 2030  
A/-/DP324744

671 Old South Head Road Vaucluse 2030  
2/-/DP10314  
B/-/DP324744

673 Old South Head Road Vaucluse 2030  
1/-/DP169310

675 Old South Head Road Vaucluse 2030  
4/-/DP192614

677 Old South Head Road Vaucluse 2030  
1/-/DP168877

679 Old South Head Road Vaucluse 2030  
1/-/DP167942

681 Old South Head Road Vaucluse 2030  
1/-/DP666626

683 Old South Head Road Vaucluse 2030  
2/-/DP316716

Local Government Area:  
WAVERLEY COUNCIL

Aboriginal Land Council:  
LA PEROUSE

**Planning Information:**

Zones & Overlays:  
- R3 - Medium Density Residential  
- E1 - Local Centre  
- Waverley Local Environmental Plan 2012.  
- Greater Sydney Tree Canopy Cover 2022  
- Greater Sydney Tree Canopy Cover 2019  
- R3: Medium Density Residential  
- Waverley Development Control Plan 2012-  
Amendment 06  
- Waverley CP 2006 - as amended 11 Nov 2015  
- Waverley Development Contributions Plan 2008  
Amendment No. 8 Oct 2018.  
Housing and Productivity Contribution Regions  
Map Greater Sydney Region BHPC







**Introduction to Vaucluse, Sydney**  
Vaucluse, a prestigious suburb of Sydney, is located between Rose Bay and Watsons Bay. Known for its affluent community, it offers stunning views of the Pacific Ocean and Sydney Harbour, including the Harbour Bridge. The area has been a hub for Sydney's elite throughout its history.

**Historical Background**  
Vaucluse is rich in history, with significant structures like Vaucluse House, Strickland House, and Greycliffe House, showcasing Sydney's colonial past. The area also features old military fortifications and Australia's first lighthouse. Prominent figures, such as William Charles Wentworth, have played a crucial role in its development.

**Geographical Context**  
The suburb is characterised by its rugged sandstone cliffs, with the Federation Cliff Walk offering breathtaking views. Vaucluse is bordered by various natural reserves and parks, including Nielsen Park, known for its historic significance and recreational value.

**The Site: Corner of Old South Head Road and Oceanview Avenue**  
This specific site, situated on a strategic corner in Vaucluse, benefits from its proximity to major roads and local amenities, while also offering a balance of urban convenience and natural beauty.

**Proximity to Local Amenities and Reserves**  
The area is surrounded by various amenities like Nielsen Park, which is part of the Sydney Harbour National Park, offering both historical significance and recreational opportunities. The local village has a selection of shops, cafes, and restaurants, with additional amenities available in nearby Rose Bay.

**Architectural Context**  
Vaucluse features a mix of historical and contemporary architecture, with an emphasis on spacious homes and luxury apartments. Your development would ideally complement this mix, offering modern amenities while respecting the historical character of the area.





Vaucluse, a coastal suburb in Sydney, is distinguished not only by its stunning cliffs and beaches but also by its rich biodiversity. This landscape character is deeply influenced by the historical plant species native to the area.

The original vegetation of Vaucluse was part of the Sydney Basin Bioregion, one of the most biodiverse places in Australia. This area supported a diverse range of plants, many of which are still found in the region. Some key species that historically shaped the landscape include:

- Eucalyptus Species: Tall eucalyptus trees like *Eucalyptus saligna* and *Eucalyptus pilularis* were dominant in the wet sclerophyll forests of the area.
- *Acmena smithii* and *Ficus rubiginosa*: These were prevalent in littoral rainforests, contributing to the area's lush green cover.
- Sydney Turpentine-Ironbark Forest: Characterised by *Syncarpia glomulifera*, these forests were found on shale soils and added to the diversity of the landscape.
- Cumberland Plain Woodland: A dry woodland remnant with a grassy understorey, housing a variety of shrubs, herbs, and small trees.

Modern landscaping in Vaucluse has increasingly focused on preserving and integrating these native species. Sustainable practices such as using native plants in gardens and public spaces help maintain the suburb's unique ecological character. These efforts ensure that the landscape remains true to its historical roots while adapting to contemporary environmental needs.

The landscape character of Vaucluse is a unique blend of coastal beauty, historical significance, and rich biodiversity. Understanding and preserving the original plant species of the area is key to maintaining the suburb's distinctive character and ecological health.





#### The Birrabirragal People

The Gadigal and Birrabirragal clans, belonging to the coastal Dharug language group, serve as the historical custodians of Vaucluse. In adherence to longstanding traditions, these clans historically inhabited the Sydney coast in the vicinity of Birra Birra, which is now recognised as Sydney Harbour. The Suburb of Vaucluse sits within the land inhabited by the Gadigal and Birrabirragal clans.

#### Traditional Land Use

The terrain is characterised by its foundational geological features, primarily consisting of sandstone bedrock and sandy substrates. Historically, this landscape was cloaked in a sclerophyllous heath scrub community. The Gadigal and Birrabirragal clans, attuned to the intricacies of their environment, adeptly harnessed local flora to craft a myriad of essential items, including medicines, sustenance, tools, weaponry, canoes, and practical objects such as string bags.

Elevated landforms positioned strategically above gullies and former watercourses not only served as appealing campsites but also offered proximity to abundant marine resources, enriching the sustenance and livelihoods of these communities. The utilisation of the land's resources intertwines with the profound Dreamtime stories that shape the cultural fabric of these clans, fostering a deep connection between the people and their ancestral landscape.

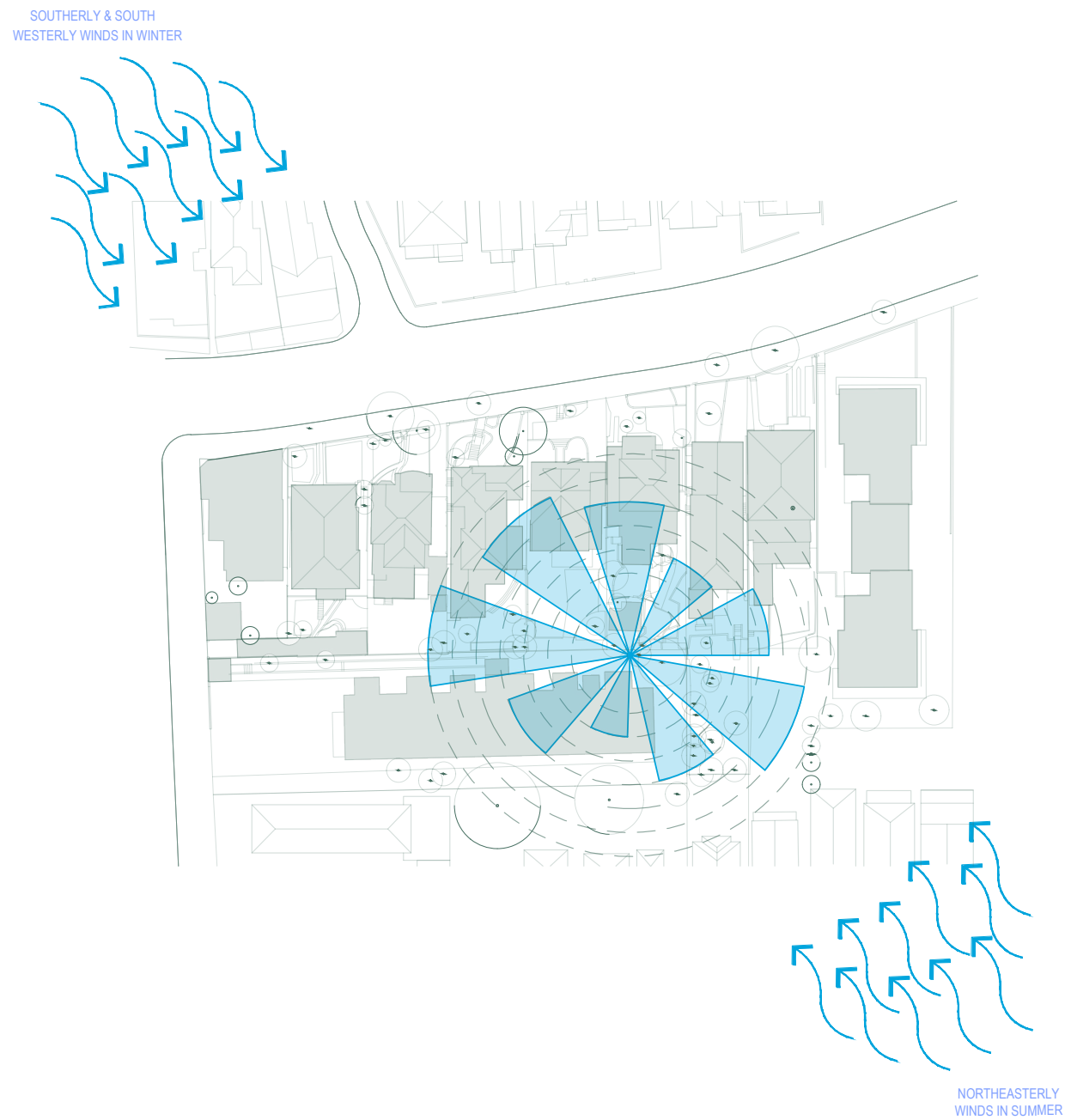
#### Indigenous Community Engagement Today

The indigenous community continues to rely on the land for sustenance, with statistics underscoring the significance of the Dah'wah (*Casuarina glauca*) tree in providing shelter and protection. The Parradowee (eel) Songline symbolizes resilience, exemplified by its cyclical migration across the Country, traversing from saltwater (Sea) to freshwater (Creek) and vice versa, emblematic of the enduring connection between Indigenous communities and their ancestral lands.

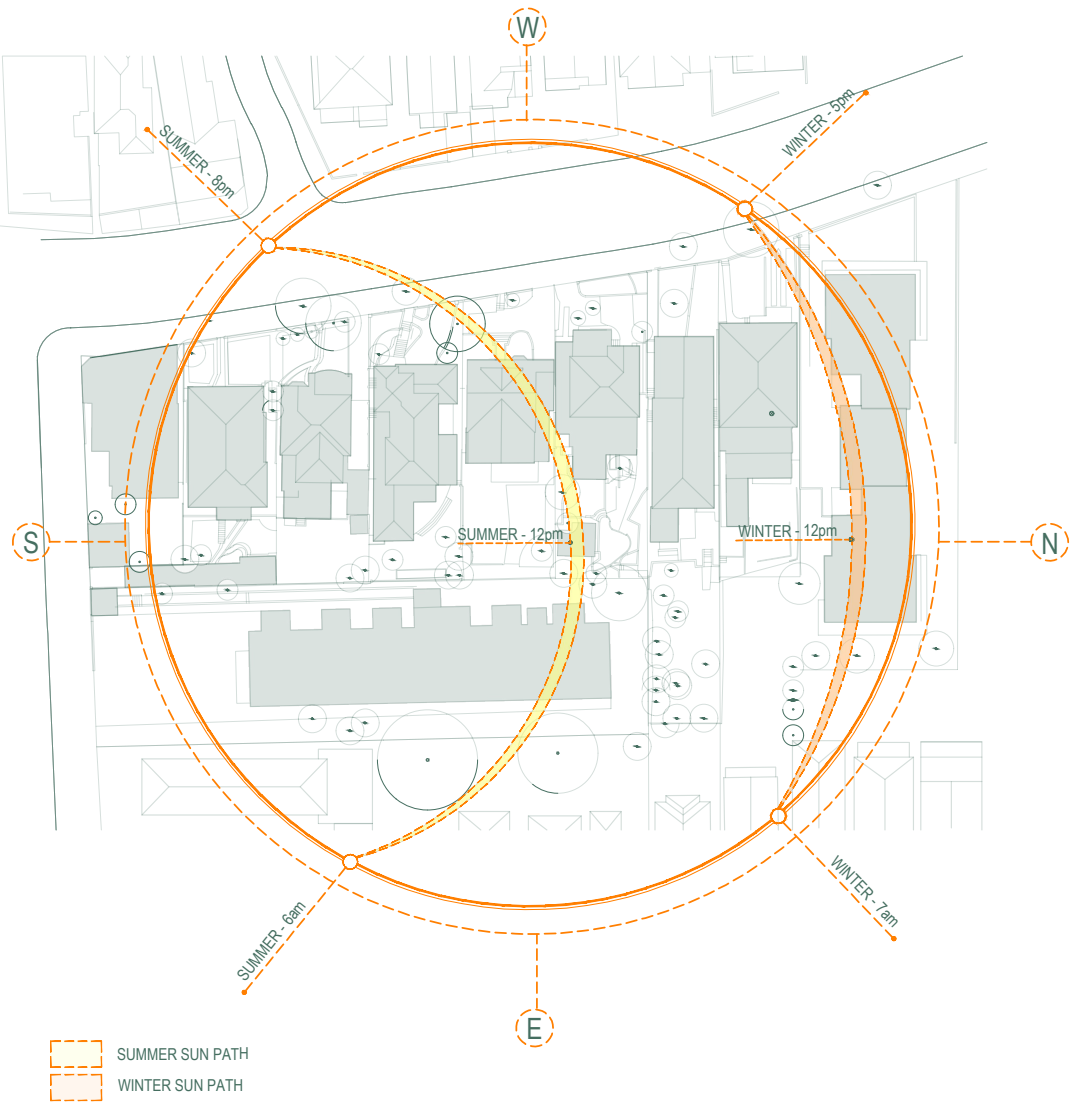
The Australian Census of 2016 revealed that a nominal 0.3% of residents in Woollahra identified as Aboriginal or Torres Strait Islander. Presently, Indigenous culture and customs play an integral role in the articulation of identity among Indigenous individuals, presenting ample opportunities for broader community involvement and interaction.

Reference Image: City and Harbour of Sydney New South Wales from above Vauclusec 1855 State Library of New South Wales.



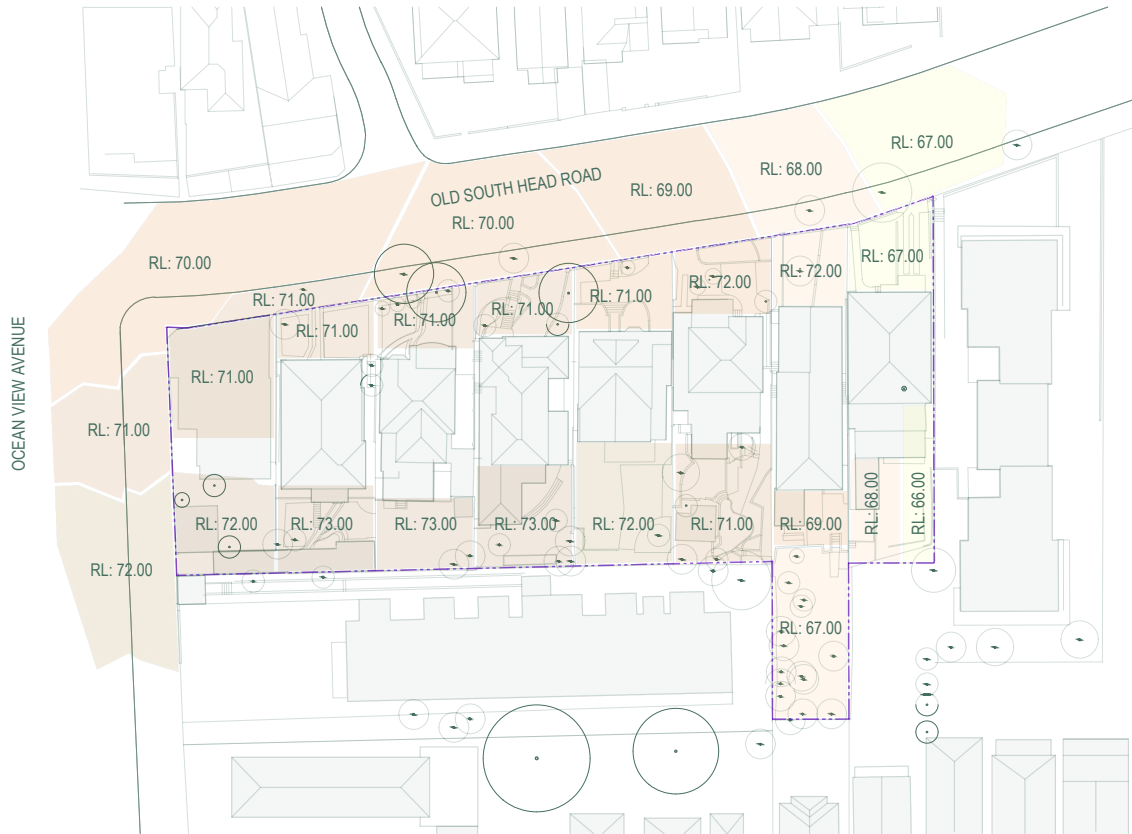


WIND ANALYSIS

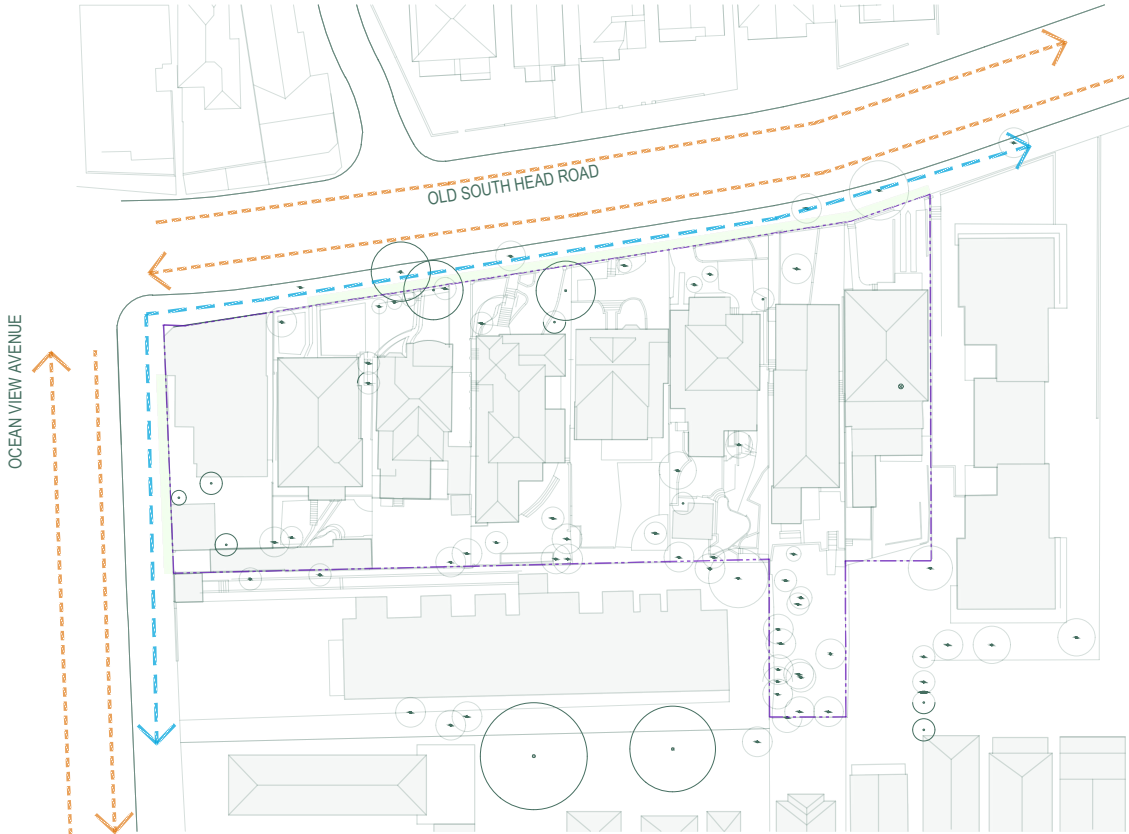


SOLAR ANALYSIS





TOPOGRAPHIC ANALYSIS



- KEY:
- LAWN TO SITE BOUNDARY.
  - VEHICLE TRAFFIC FLOW.
  - PEDESTRIAN TRAFFIC FLOW.
  - SITE BOUNDARY.

CIRCULATION ANALYSIS







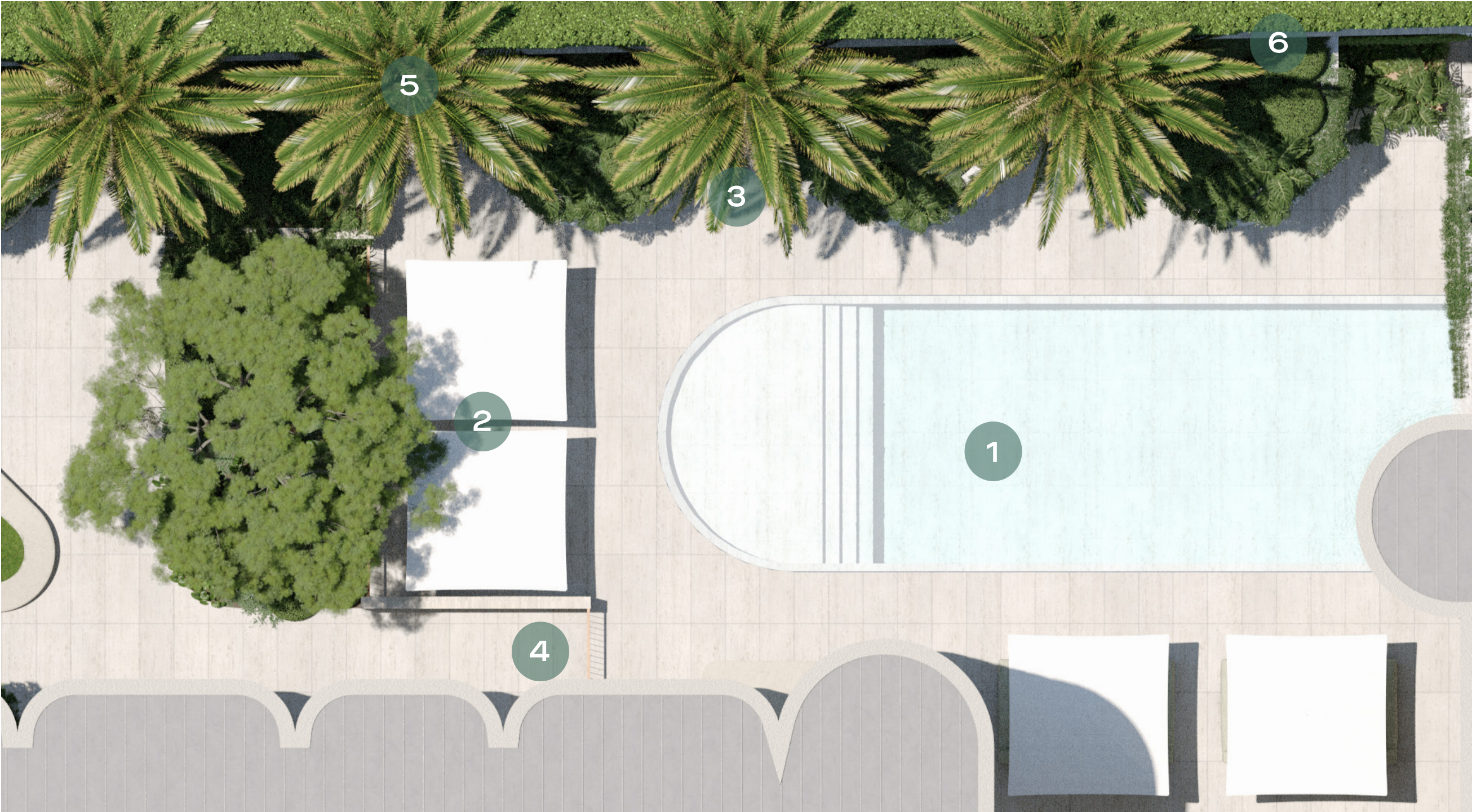
02





1. SWIMMING POOL & SUN DECK
2. ORNAMENTAL LAWN & PUBLIC GARDEN
3. PRODUCTIVE GARDEN & PUBLIC OUTDOOR DINING COURTYARD
4. PORTE COCHERE & BUILDING IDENTIFICATION





- 1. SWIMMING POOL
- 2. POOLSIDE DAY BEDS & PARASOL
- 3. PRIVATE LUXURY POOLSIDE LOUNGES WITH CANOPY TOP GARDENS
- 4. SWIMMING POOL AREA ENTRY WITH RAISED BRICKWORK WALL & CUSTOM METAL GATE
- 5. ELEVATED TALL SCREENING HEDGE TO SITE BOUNDARY
- 6. MATURE CANARY ISLAND DATE PALMS









1. ORNAMENTAL LAWN & SEATING SURROUND
2. RAISED PUBLIC GARDEN BED & SEATING SURROUND
3. PRODUCTIVE GARDEN & PUBLIC OUTDOOR DINING COURTYARD
4. PUBLIC GARDEN BED
5. PRIVATE COVERED SEATING WITH CANOPY TOP GARDENS
6. FEATURE GARDEN BED & CANOPY TREE
7. RAISED FEATURE GARDEN BED
8. MATURE CANARY ISLAND DATE PALMS.
9. ELEVATED TALL SCREENING HEDGE TO SITE BOUNDARY.









- 1. TALL SCREENING HEDGE
- 2. RAISED PUBLIC GARDEN BED & SEATING SURROUND
- 3. PUBLIC OUTDOOR DINING COURTYARD
- 4. PUBLIC GARDEN BED
- 5. ELEVATED TALL SCREENING HEDGE TO SITE BOUNDARY
- 6. PUBLIC PRODUCTIVE GARDEN
- 7. PRIVATE COVERED SEATING WITH CANOPY TOP GARDENS
- 8. FREESTANDING FIREPLACE









- 1. DRIVEWAY ENTRY
- 2. PEDESTRIAN ENTRY STEPS
- 3. DRIVEWAY EXIT
- 4. RAISED BRICKWORK GARDEN WALL
- 5. BATTERED FEATURE GARDEN
- 6. SHARED ENTRY PORTE COCHERE AREA
- 7. ROOFTOP GARDEN
- 8. ACCESS PATHWAY
- 9. FEATURE GARDEN BEDS TO STREETSCAPE













1. JULIET BALCONY BALUSTRADE PLANTER BED.  
2. STANDARD BALCONY BALUSTRADE PLANTER BED.







03



- Deep Soil - Permeable  
100.90m<sup>2</sup>
- Deep Soil - Planting  
670.52m<sup>2</sup>
- 600-900mm Soil Depth  
381.91m<sup>2</sup>
- 500-600mm Soil Depth  
102.58m<sup>2</sup>
- Lawn 400-500mm Soil Depth  
79.71m<sup>2</sup>
- Site Boundary
- Basement Boundary

Total Deep Soil:  
771.42m<sup>2</sup> (17.75% of Total Site Area)

Total Landscape Area:  
1912m<sup>2</sup> (44% of Total Site Area)

Total Site Area:  
4345m<sup>2</sup>



- 400-600mm Soil Depth to Planter Bed on Roof Structure  
173.15 m2
- 700-900mm Soil Depth to Balustrade Planter Beds  
70.12m2
- Site Boundary
- Basement Boundary
- Total First Floor Level Soil:  
243.27m2 (5.59% of Total Site Area)
- Total Site Area:  
4345m2



700-900mm Soil Depth to Balustrade Planter Beds  
75.12m2

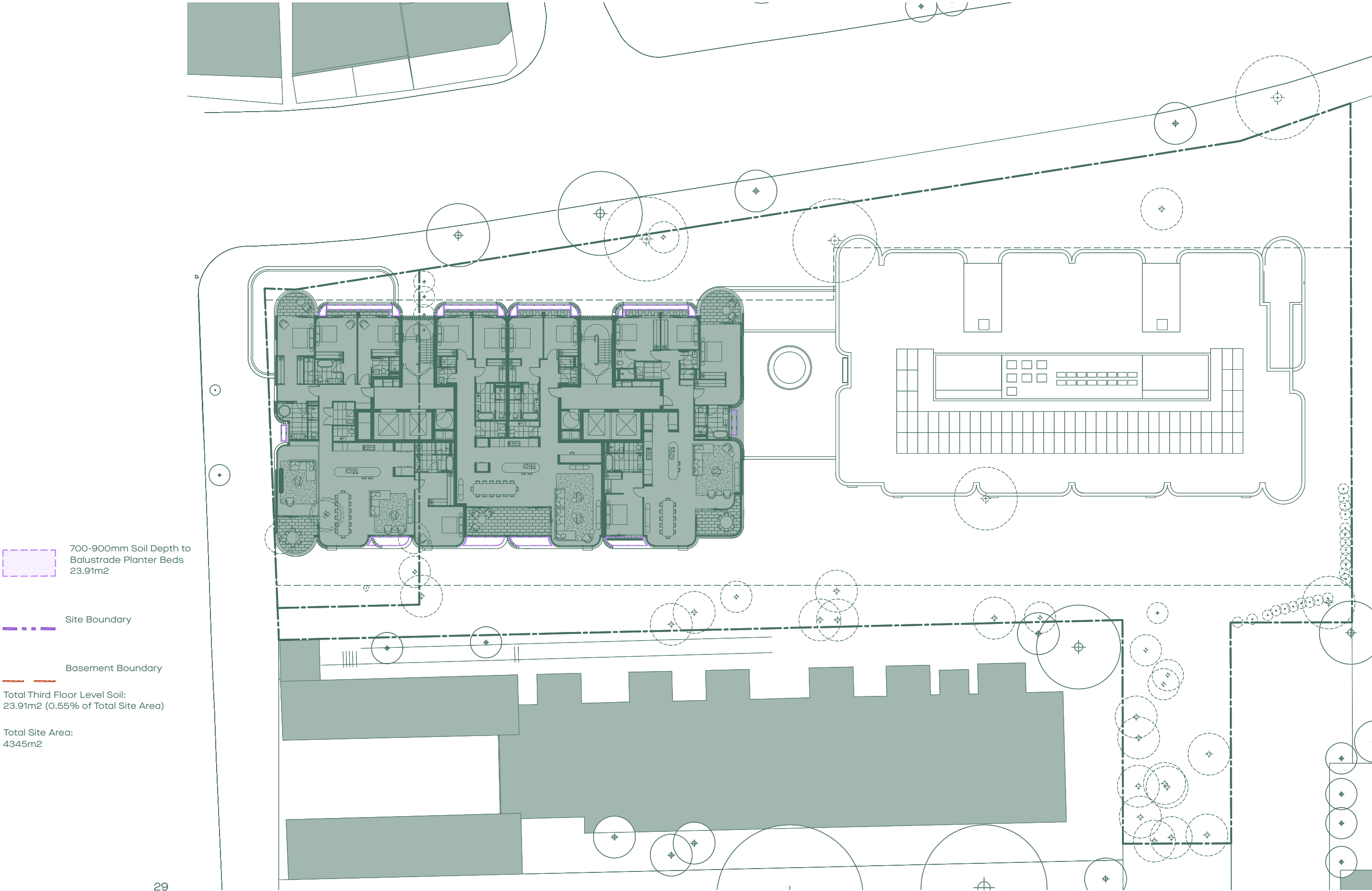
Site Boundary

Basement Boundary

Total Second Floor Level Soil:  
75.12m2 (1.72% of Total Site Area)

Total Site Area:  
4345m2







- Communal Lawn
- Communal Open Space
- Communal Vegetated Area
- Private Open Space
- Private Vegetated Area
- Private Lawn

Vegetated Private Balcony Areas:  
89.92m2

Ground Level Vegetated Areas:  
939.83m2

Total Vegetated Areas:  
1029.75m2 (23.7% of Site Area)

Total Site Area:  
4345m2



BOTANICAL NAME:	COMMON NAME:	MATURE SIZE: <small>(H x W) - metres</small>	PROPOSED POT SIZE:
TREES:			
Jacaranda mimosifolia	JACARANDA	15 x 10	400 L
Phoenix canariensis	CANARY ISLAND DATE PALM	(10-20 h)	X - GROUND MATURE STOCK SIZE (TBC)
Ficus macrocarpa var. hillii	HILL's WEEPING FIG	6 x 3	100 L
Hymenosporum flavum	NATIVE FRANGIPANI	8 x 5	100 L
Ulmus parvifolia	CHINESE ELM	10 x 12	100 L
Waterhousea floribunda	WEEPOING LILLY PILLY	20 x 10	100 L
SHRUBS/ ACCENT:			
Doryanthes palmeri	SPEAR LILY	1 x 1.5	200mm
Plectranthus argentatus	SILVER PLECTRANTHUS	0.5 x 1.5	200mm
Buxus microphylla japonica - sphere - (small)	JAPANESE BOXWOOD	1 x 1	600mm (spheres) - 500mm POT
Buxus microphylla japonica - sphere - (medium)	JAPANESE BOXWOOD	1 x 1	700mm (spheres) - 500mm POT
Buxus microphylla japonica - sphere - (large)	JAPANESE BOXWOOD	1 x 1	800mm (spheres) - 90Lrt POT
Viburnum japonicum	JAPANESE VIBURNUM	1.5 x 1.5	200mm
Raphiolepis indica 'Snow Maiden'	INDIAN HAWTHORN	1.5 x 1.5	200mm
Rosmarinus officinalis	ROSEMARY	1 x 1.5	200mm
Teucrium fruticans (sphere)	TREE GERMANDER	1 x 1.8	400mm
Westringia 'wynyabbie gem' (spheres)	COASTAL ROSEMARY	1 x 1	400mm
Lomandra conferifolia 'Seascape'	MAT MASH	0.6 x 0.6	140mm
Euphorbia wulfenii	MEDITERRANEAN SPURGE	1 x 1	200mm
Strobilanthes gossypinus	PERSIAN SHIELED	1 x 1.5	200mm
Laurus nobilis 'Baby Bay' Spheres	BABY BAY	2 x 2	300mm
TROPICAL / ACCENT:			
Philodendron 'Xanadu'	WINTERBOURNE PHILODENDRON	0.8 x 1	400mm
Tetrapanax papyrifer	RICE PAPER PLANT	3 x 2	200mm
Ligularia reniformis	TRACTOR SEAT PLANT	1 x 1	400mm
Alocasia brisbanensis	SPOON LILY	2.5 x 3	200mm
Hosta plantaginea grandiflora	AUGUST LILY	0.7 x 0.7	140mm
FERNS:			
Asplenium australasicum	BIRDS NEST FERN	1 x 1.5	400mm
Blechnum gibbum 'Silver Lady'	SILVER LADY FERN	1 x 1.2	400mm
Philodendron "Rojo Congo"	ROJO CONGO	1 x 1	200mm
Doodia aspera	PRICKLY RASP FERN	0.4 x 0.5	140mm
Elettaria cardamomum	TRUE CARDAMOM	3 x 0.8	200mm
Fatsia japonica	JAPANESE ARALIA	1.5 x 4	200mm
Zamia furfuracea	CARDBOARD PLANT	1 x 2	200mm
GROUND COVERS / CLIMBERS / CASCADE:			
Dichondra repens	KIDNEY WEED	0.3 x spreading	140mm
Myoporum parvifolium	CREEPING BOOBIALLA	0.3 x spreading	140mm
Stachys byzantina 'Big Ears'	LAMBS EARS ' BIG EARS'	0.3 x spreading	140mm
Ficus pumila	CREEPING FIG	0.25 x spreading	140mm
Viola hederacea	NATIVE VIOLET	0.25 x spreading	140mm
Pratia pedunculata	MATTED PRATIA	0.3 x spreading	140mm
Trachelospermum asiaticum	CREEPING STAR JASMINE	0.5 x spreading	140mm
Dichondra repens 'Emerald Falls'	KIDNEY WEED 'EMERALD FALLS'	0.3 x 0.6	140mm
Dichondra repens 'Silver Falls'	KIDNEY WEED 'SILVER FALLS'	0.3 spreading	140mm
Stephanotis floribunda	MADAGASCAR JASMINE	0.3 spreading	140mm
Pachysandra terminalis	JAPANESE PACHYSANDRA	0.3 x 0.6	140mm
Rosmarinus prostratus	PROSTRATE ROSEMARY	0.5 x 1.5	140mm
Ophiopogon japonicus	MONDO GRASS	0.3 x 0.3	140mm
SUCCULENT / ACCENT:			
Euphorbia wulfenii	MEDITERRANEAN SPURGE	0.9 x 0.9	140mm
Crassula Arborescens 'Blue Bird'	CRASSULA 'BLUE BIRD'	1 x 1	200mm
Kalanchoe bracteata	SILVER SPOONS	1.5 x 1.5	200mm
Alcantarea imperialis 'Silver Plum'	GIANT IMPERIAL BROMELIAD	0.7 x 0.7	400mm
Bergenia 'Bressingham White'	ELEPHANT EARS	0.4 x 0.6	140mm
BALCONY PLANTERS:			
Buxus microphylla japonica - sphere - (small)	JAPANESE BOXWOOD	1 x 1	300mm (spheres)
Buxus microphylla japonica - sphere - (medium)	JAPANESE BOXWOOD	1 x 1	400mm (spheres)
Buxus microphylla japonica - sphere - (large)	JAPANESE BOXWOOD	1 x 1	500mm (spheres)
Bergenia 'Bressingham White'	ELEPHANT EARS	0.4 x 0.6	140mm
Crassula Arborescens 'Blue Bird'	CRASSULA 'BLUE BIRD'	1 x 1	200mm
Dichondra repens	KIDNEY WEED	0.3 x spreading	140mm
Dichondra repens 'Silver Falls'	KIDNEY WEED 'SILVER FALLS'	0.3 x spreading	140mm
Myoporum parvifolium	CREEPING BOOBIALLA	0.8 x spreading	140mm
Raphiolepis indica 'Snow Maiden'	INDIAN HAWTHORN	1.5 x 1.5	200mm
Rosmarinus prostratus	PROSTRATE ROSEMARY	0.5 x 1.5	140mm



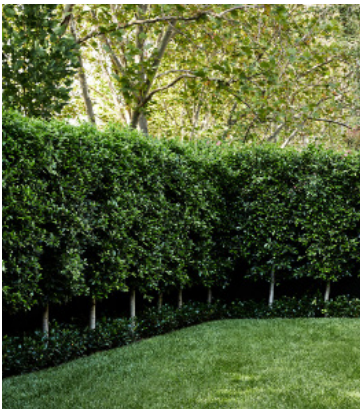
CANOPY



Jm *Jacaranda mimosifolia*  
JACARANDA



Pc *Phoenix canariensis*  
CANARY ISLAND DATE PALM



Fm *Ficus macrocarpa* var. *hillii*  
HILL'S WEEPING FIG



Hs *Hymenosporum flavum*  
NATIVE FRANGIPANI



Up *Ulmus parvifolia*  
CHINESE ELM

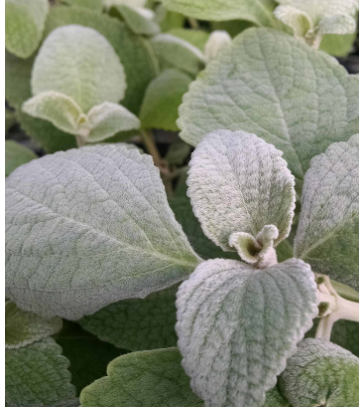


Wf *Waterhousia floribunda*  
WEEPING LILYPILLY

UNDER STORY - SHRUBS



Dp *Doryanthes palmeri*  
SPEAR LILY



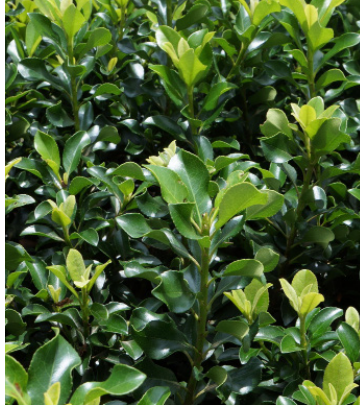
Pa *Plectranthus argentatus*  
SILVER PLECTRANTHUS



Bm *Buxus microphylla japonica*  
JAPANESE BOXWOOD



Vj *Viburnum japonicum*  
JAPANESE VIBURNUM



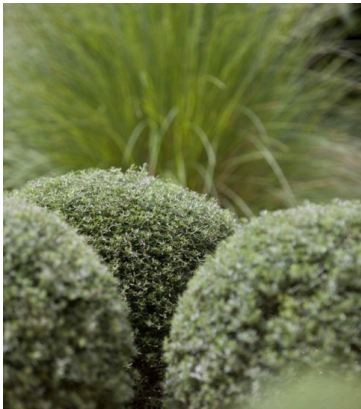
Ri *Raphiolepis indica* 'Snow Maiden'  
INDIAN HAWTHORN



Ro *Rosmarinus officinalis* SP  
ROSEMARY



Tf *Teucrium fruticans* (sphere)  
TREE GERMANDER



Ww *Westringia* 'wynyabbie gem'  
COASTAL ROSEMARY



Lc *Lomandra conferifolia* 'Seascape'  
MAT MASH



Ln *Laurus nobilis*  
BABY BAY



Sb *Stachys byzantina*  
BIG EARS



Tp *Tetrapanax papyrifer*  
RICE PAPER

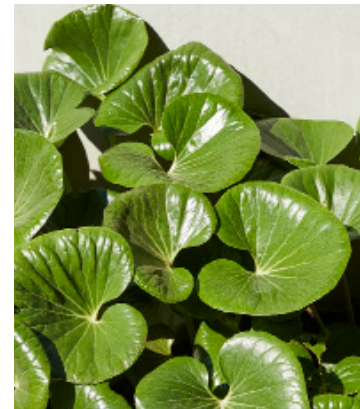
UNDER STORY - TROPICAL



S *Strelitzia* sp  
BIRD OF PARADISE



Px *Philodendron* 'Xanadu'  
WINTERBOURNE PHILODENDRON



Lr *Ligularia reniformis*  
TRACTOR SEAT PLANT



Ab *Alocasia brisbanensis*  
SPOON LILY



Hp *Hosta plantaginea grandiflora*  
AUGUST LILY



UNDER STORY - FERNS



Aa *Asplenium australasicum*  
BIRDS NEST FERN



Bg *Blechnum gibbum* 'Silver Lady'  
SILVER LADY FERN



Pr *Philodendron* 'Rojo Congo'  
ROJO CONGO



Da *Doodia aspera*  
PRICKLY RASP FERN



Ec *Elettaria cardamomum*  
TRUE CARDAMOM



Fj *Fatsia japonica*  
JAPANESE ARALIA



Zf *Zamia furfuracea*  
CARDBOARD PLANT

UNDER STORY - SUCCULENT



Ew *Euphorbia wulfenii*  
MEDITERRANEAN SPURGE



Ca *Crassula Arborescens* 'Blue Bird'  
CRASSULA 'BLUE BIRD'



Kb *Kalanchoe bracteata*  
SILVER SPOONS



Ai *Alcantarea imperialis* 'Silver Plum'  
GIANT IMPERIAL BROMELIAD



Bb *Bergenia* 'Bressingham White'  
ELEPHANT EARS

GROUND COVERS, CLIMBERS, CASCADING



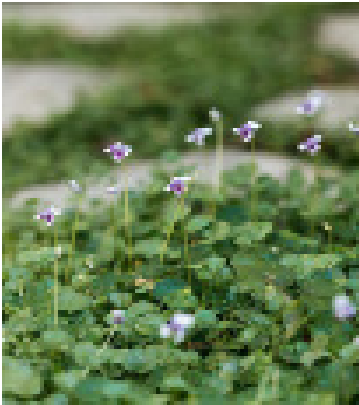
Dr *Dichondra repens*  
KIDNEY WEED



Mp *Myoporum parvifolium*  
CREEPING BOOBIALLA



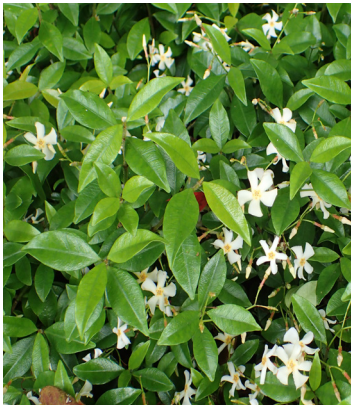
Fp *Ficus pumila*  
CREEPING FIG



Vh *Viola hederacea*  
NATIVE VIOLET



Pp *Pratia pedunculata*  
MATTED PRATIA



Ta *Trachelospermum asiaticum*  
ASIATIC STAR JASMINE



Dre *Dichondra repens* 'Emerald Falls'  
KIDNEY WEED 'EMERALD FALLS'



Drs *Dichondra repens* 'Silver Falls'  
KIDNEY WEED 'SILVER FALLS'



Sf *Stephanotis floribunda*  
MADAGASCAR JASMINE



Pt *Pachysandra terminalis*  
JAPANESE PACHYSANDRA



Rop *Rosmarinus prostratus*  
PROSTRATE ROSEMARY



Oj *Ophiopogon japonicus*  
MONDO GRASS







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