

OPAL ST CLAIR

94-100 EXPLORERS WAY, ST CLAIR NSW

LANDSCAPE ARCHITECTURE DEVELOPMENT APPLICATION

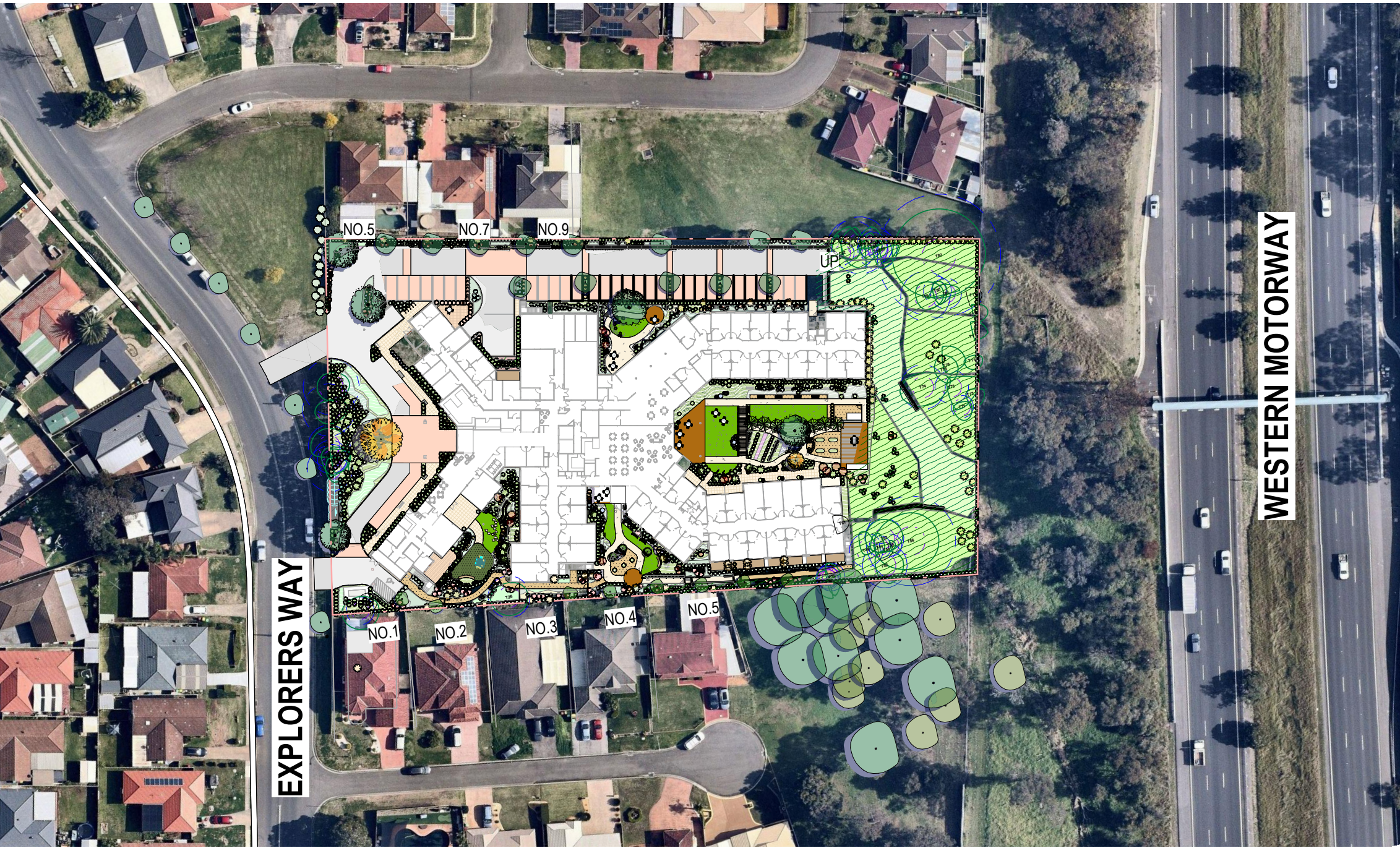
Sheet Number	Sheet Name
LA000	COVER SHEET
LA001	DESIGN APPROACH
LA100	LANDSCAPE MASTER PLAN
LA101	MELALEUCA COURTYARD
LA102	SPRINGTIME COURTYARD
LA103	GUMNUT GARDEN
LA104	PAPERBARK COURTYARD
LA105	ENTRY GARDEN
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LA300	SECTIONS
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LA400	TREE RETENTION AND REMOVAL PLAN
LA500	PLANT SCHEDULE
LA600	LANDSCAPE DETAILS
LA601	FENCING PLAN
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Design Statement

The design of the external environments creates an appropriate residential landscape setting to the site as a whole and specifically to the edges, street fronts and internal courtyards. The design and proposed planting character celebrates the natural characteristics of Western Sydney and re-establishes a vegetative character complementary to the surrounding residential nature of St Clair.

The proposal retains numerous trees to the north, south and east of the site and supplements the existing native tree character with an extensive tree, shrub and groundcover planting strategy to the site enhancing the landscape typology of the area. Boundaries to the east and west of the site contain a layered planting strategy creating visual interest and functional screening to all boundaries of the site. This planting is located in appropriately sized deep soil areas, ensuring that these trees establish to full height and provide visual screening to and from the proposed home (Refer LA300 for deep soil planting areas). The expansive northern landscaped areas will retain numerous existing native trees and enhance ecological values of the site with consideration to APZ requirements required by the Bushfire Consultant and the NSW RFS.

The entry precinct fronting Explorers Way will retain numerous existing trees fronting the street and supplement existing with the installation of a primary layer of street trees and new feature trees within the sites frontage. This layered tree planting strategy provides opportunity for a feature tree central to the axis of the home and create a landscaped frontage which presents to the street, where the predominant entry and exit points are visible only. Six detailed courtyards are proposed throughout the development which provide aesthetic and functional outdoor space for residents, Opal team members and families alike. All courtyards are located on ground floor and accessible by residents. Each of the courtyards are themed based off native vegetation of the area to create memorable environments for residents with varying levels of dementia and accessible requirements. Within each courtyard are a range of passive and tactile opportunities representative of normal home life, these include vegetable gardens, potting benches, vine covered arbors, resident BBQ areas and a small play element for children of visiting families. This is extensively landscaped proposal positively contributes to the residential landscape setting of St Clair through its application of planting and design outcomes to benefit the local community and ecology of the area.



CONTEXT PLAN



DESIGN PRINCIPLE 1 INTEGRATED GREATER CONTEXT TO THE PROPOSAL

- 1 Integrate landscape typology of local bushland and creek character throughout the proposal



DESIGN PRINCIPLE 2 LANDSCAPE TO BOUNDARIES+ STREET SCAPE

- 2 Create complementary landscape settings to street and neighbouring interfaces



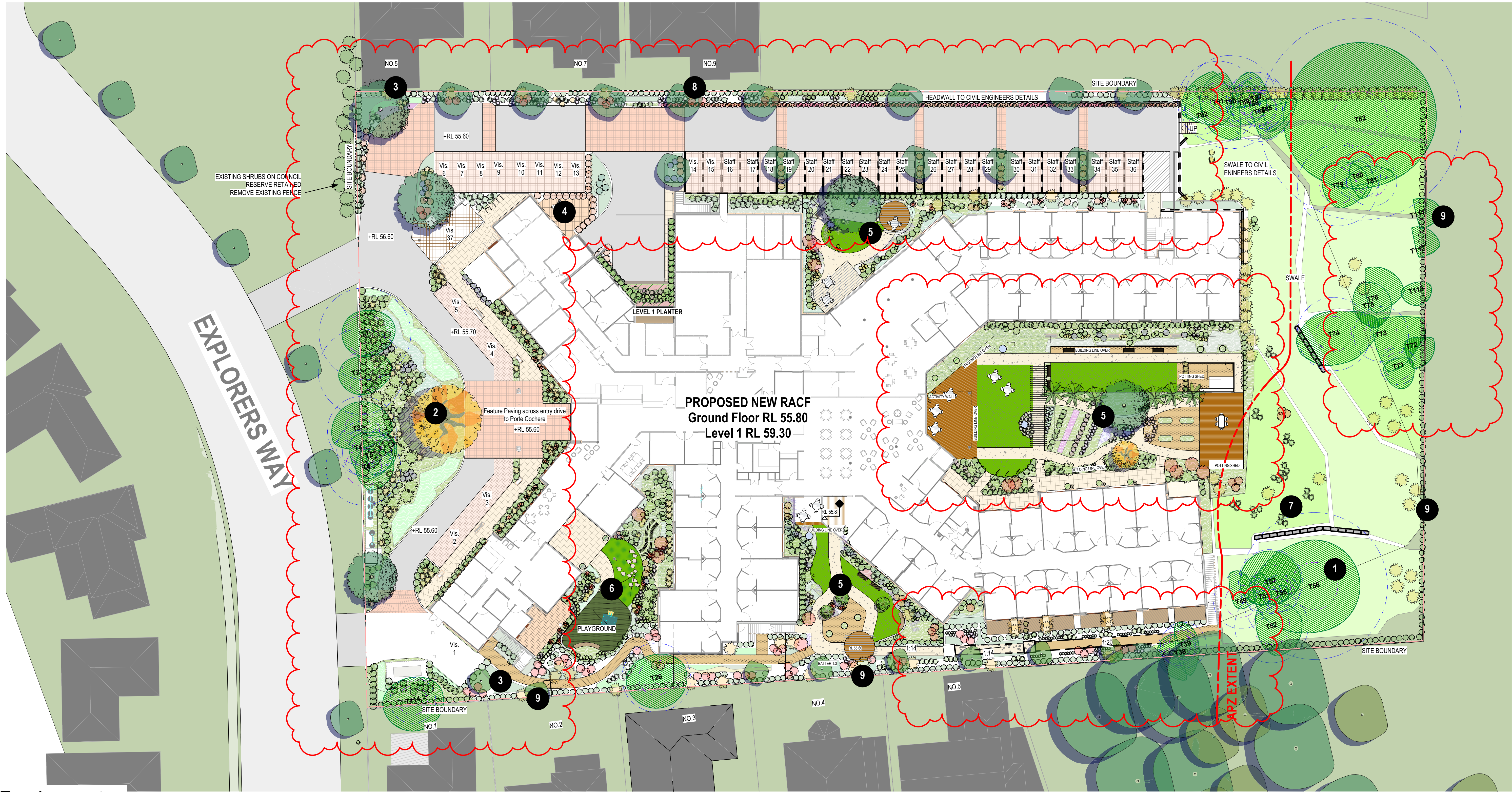
DESIGN PRINCIPLE 3 THEMED COURTYARDS TO GARDENS

- 3 Creation of themed courtyards which complement the established landscape typology of the region



Images indicate the use of native and cultural planting as a backdrop to activities

DESIGN APPROACH



Design notes

- 1

Existing trees retained and supplemented
- 2

Existing and new feature trees and residential scaled planting within deep landscaped setback
- 3

Layered tree and screen planting to boundaries
- 4

Staff courtyard
- 5

Internal resident courtyards
- 6

Cafe and playground area
- 7

Nature discovery walk
- 8

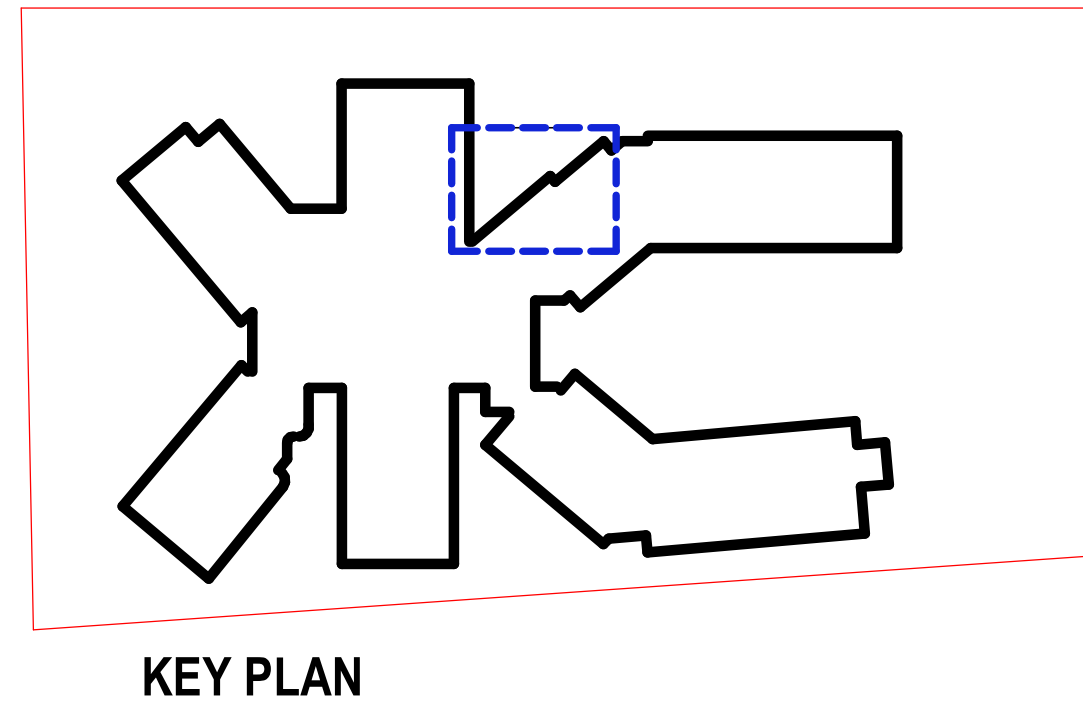
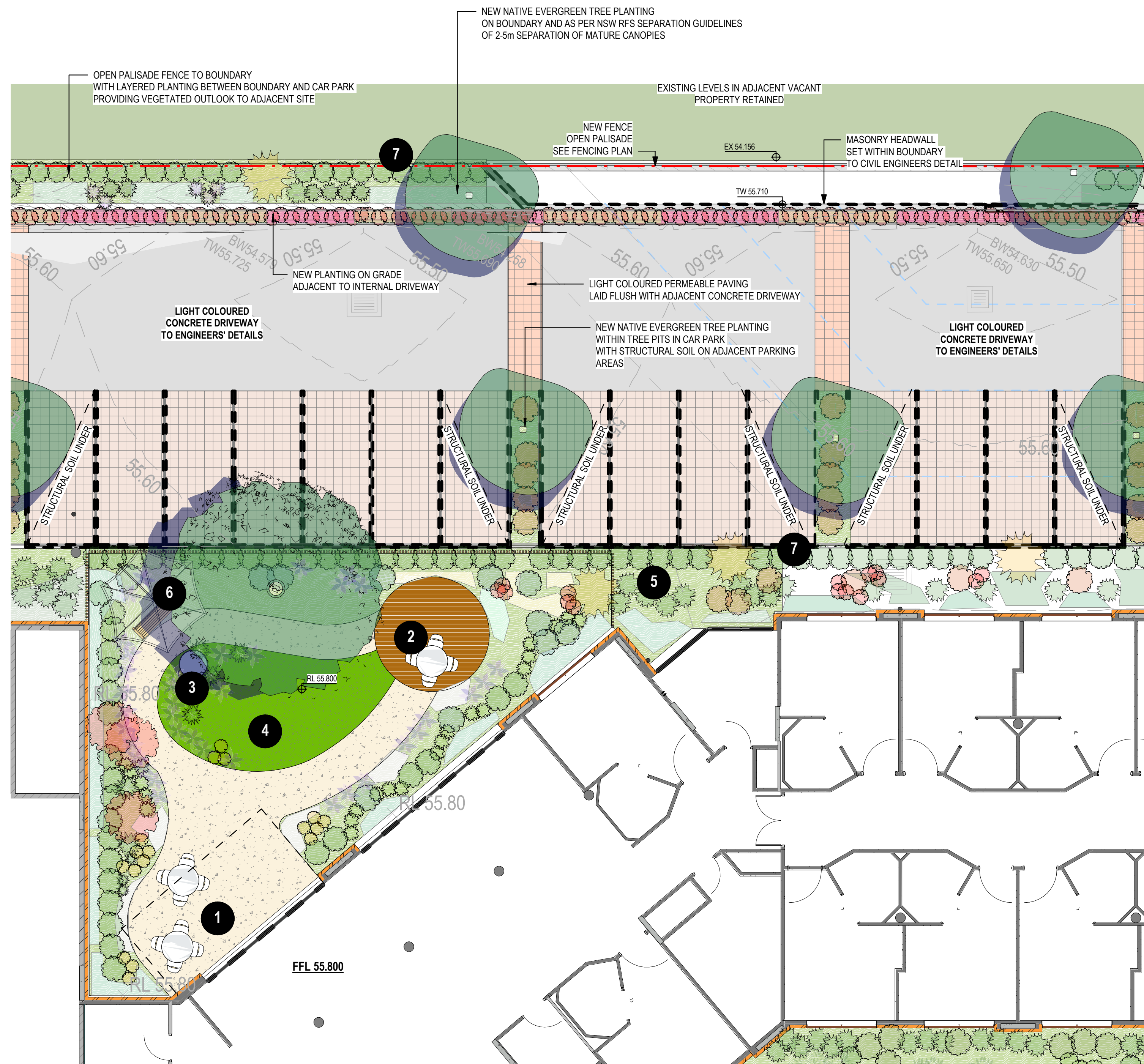
New acoustic fence to boundary
- 9

Existing fence retained where present and upgraded if required

TREE CANOPY COVER CALCULATIONS

TOTAL SITE AREA	=10,570m ²
EXISTING TREES RETAINED	= 975m ²
PROPOSED TREE CANOPY (AT MATURITY)	=660m ²
TOTAL SITE TREE CANOPY	= 1,635m²
	15% OF SITE

LANDSCAPE MASTER PLAN

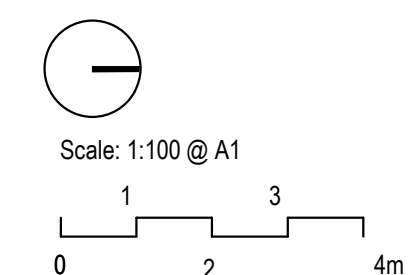
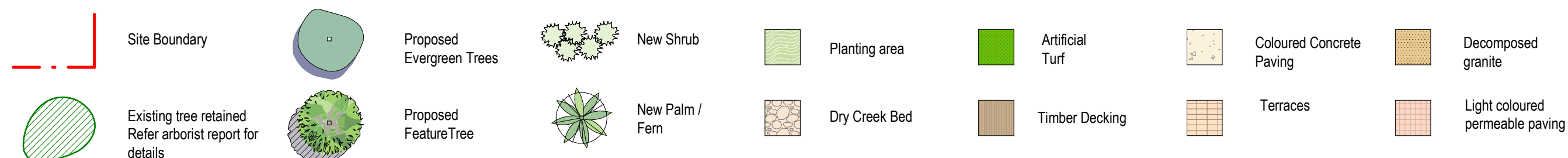


Design notes

- | | | | | | |
|---|--|---|-----------------------------|---|--|
| 1 | Resident seating area and with pergola over (dashed) | 4 | Feature deciduous tree | 7 | Layered screen planting of native trees, shrubs and groundcovers to boundary |
| 2 | Timber and steel pergola (Waterproof cover) | 5 | Layered screen planting | | |
| 3 | Water feature in Lawn | 6 | Fixed cantilevered umbrella | | |

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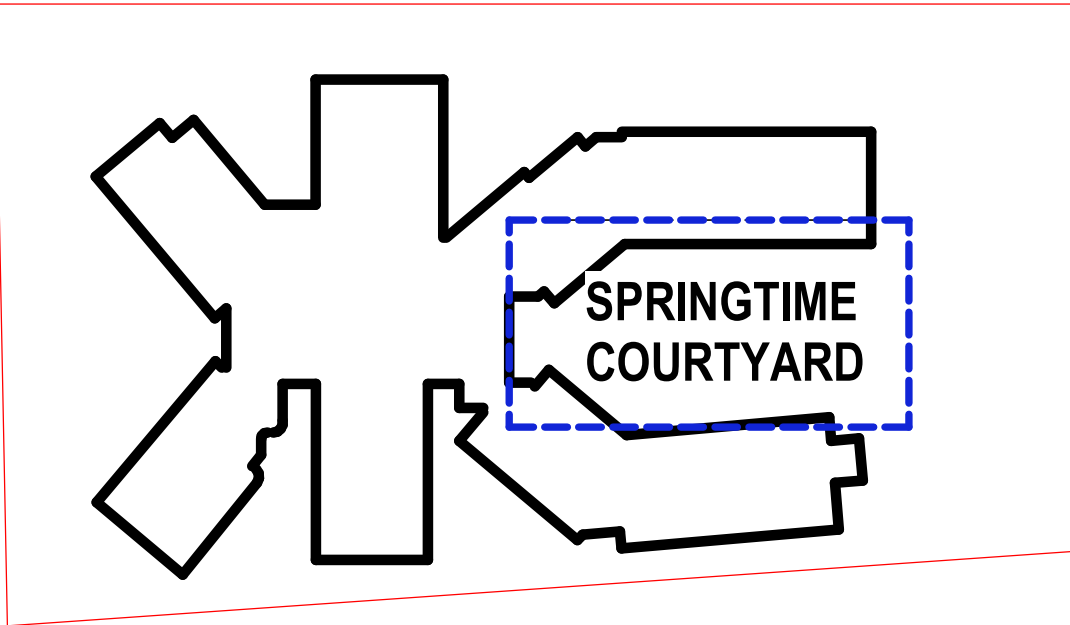


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CLIENT: OPAL AGED CARE
SCALE: As indicated
DATE: 14/06/2022
DRAWN: ND
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JOB NO.: 20-0275
DESIGNED: ND
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MELALEUCA COURTYARD



KEY PLAN

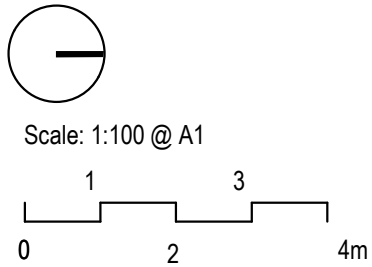
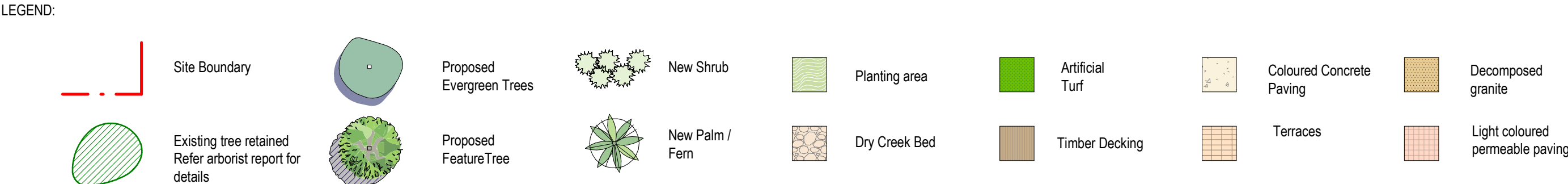


Design notes

- | | | | | | | | |
|---|---|---|---|---|------------------------------|----|--------------------|
| 1 | Open deck with loose furniture | 4 | Feature shade tree central to courtyard | 7 | Vine covered trellis | 10 | Water feature pots |
| 2 | Timber and steel pergola (Waterproof cover) | 5 | Layered screen planting to provide visual screening to private terraces and fencing | 8 | Picking sensory garden | | |
| 3 | Multipurpose lawn area for community gathering and lawn games | 6 | Bowls and croquet lawn with seating | 9 | Vegetable and gardening area | | |

SPRINGTIME COURTYARD

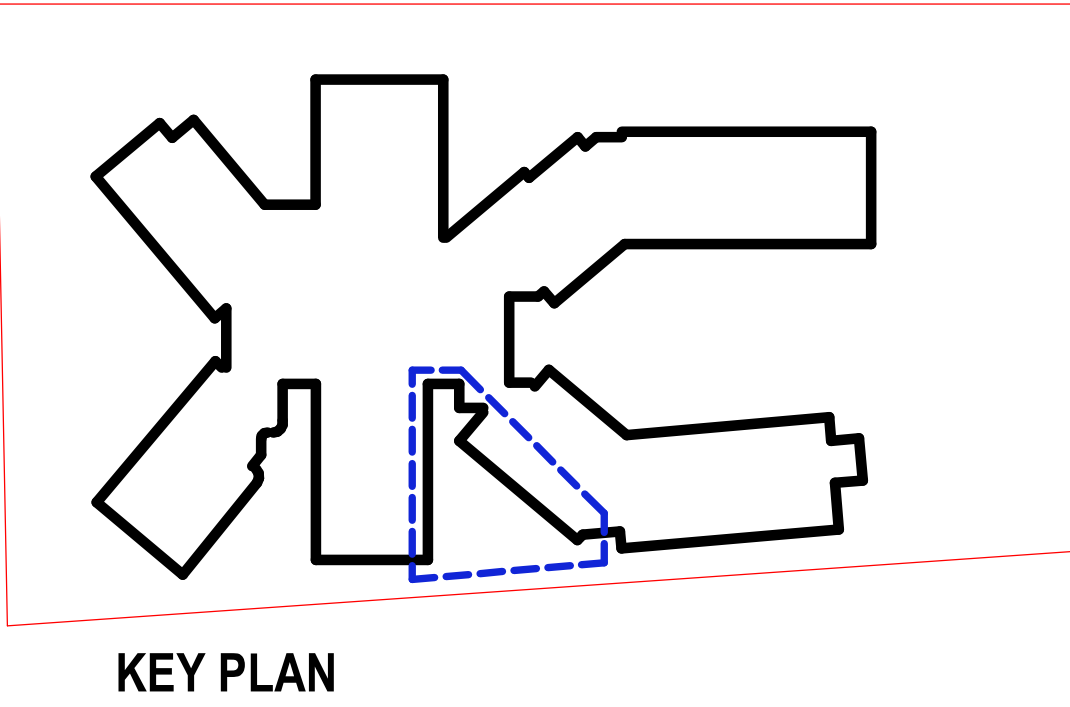
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DEVELOPMENT APPLICATION



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KEY PLAN



Design notes

- 1

Timber decking with loose furniture
- 2

Timber and steel pergola (Waterproof cover) with climber mesh to provide visual backdrop and fall protection to space
- 3

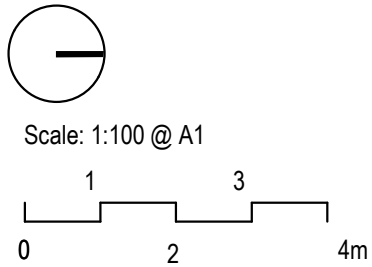
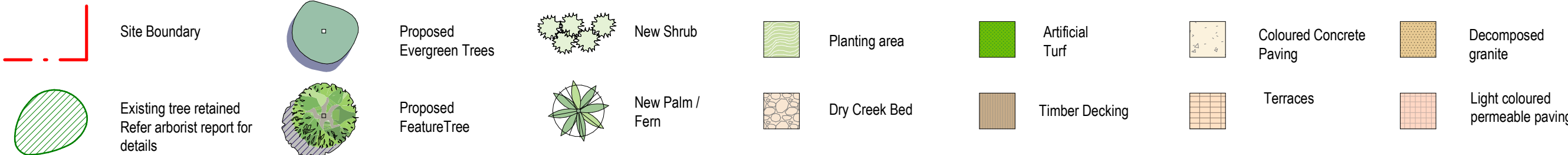
Open turf area
- 4

Feature deciduous trees
- 5

Layered screen planting of native trees, shrubs and groundcovers to boundary
- 6

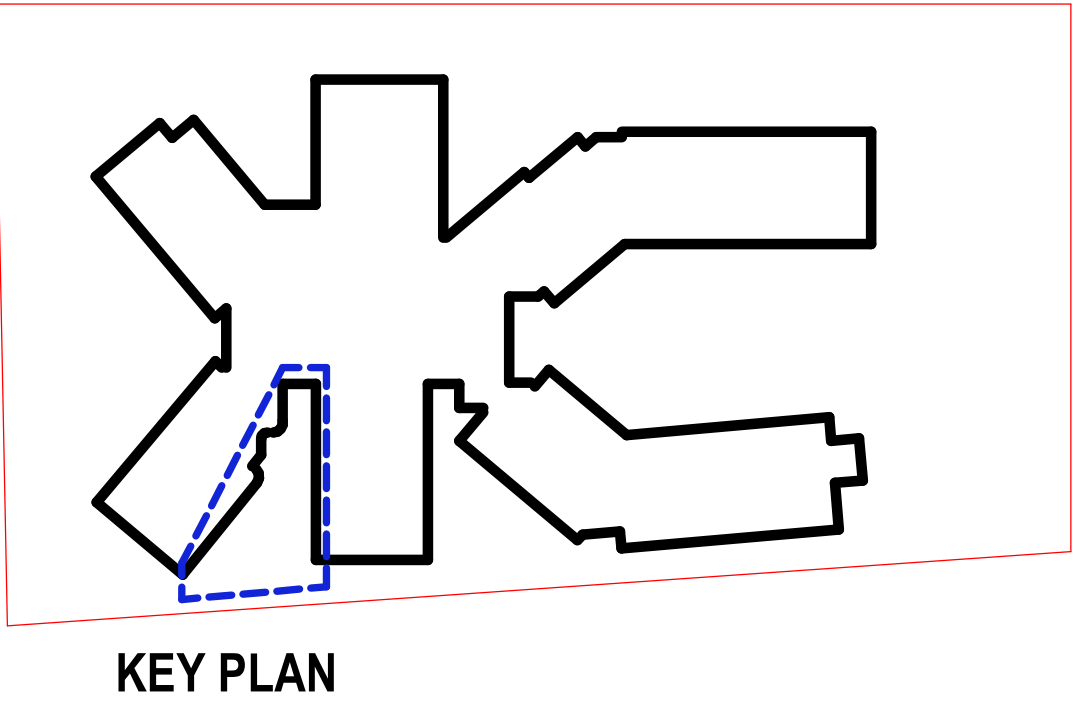
Veggie garden

LEGEND:



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Design notes

- 1

Spill out Cafe seating area
- 2

Childrens playground
- 3

Breakout space from internal gym area
- 4

Feature deciduous trees
- 5

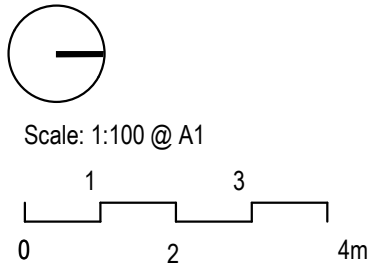
Layered screen planting to provide visual screening to private terraces and fencing
- 6

Tactile play elements and discovery items
- 7

Layered screen planting of native trees, shrubs and groundcovers to boundary
- 8

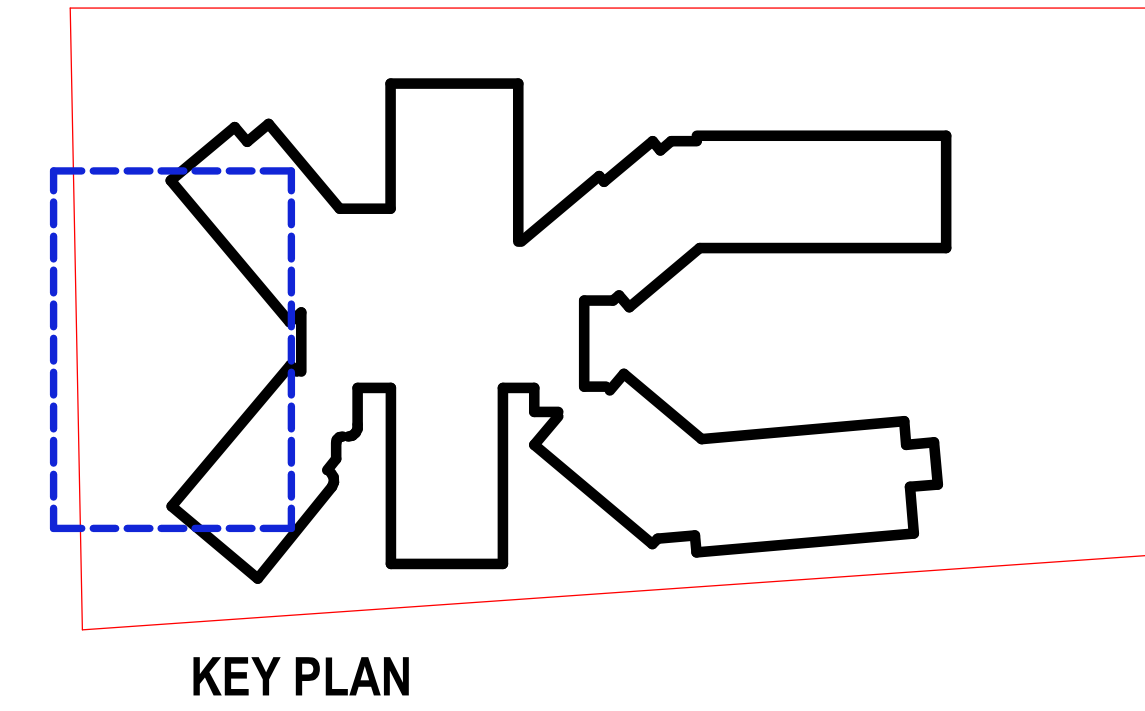
Green wall covering to east facing wall

LEGEND:		Site Boundary		Proposed Evergreen Trees		New Shrub		Planting area		Artificial Turf		Coloured Concrete Paving	
Existing tree retained Refer arborist report for details		Proposed FeatureTree		New Palm / Fern		Dry Creek Bed		Timber Decking		Terraces			



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KEY PLAN

Design notes

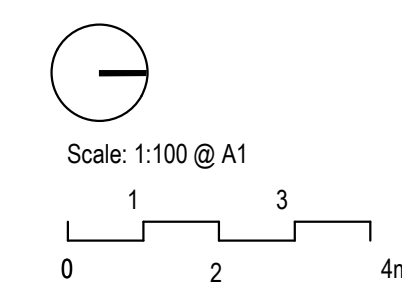
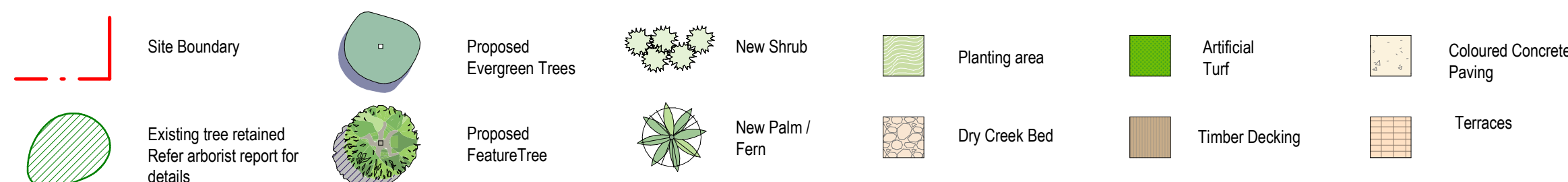
- Existing tree retained
- New street trees to Council requirements
- Feature tree with textured planting for Christmas and other community functions
- Layered residential scaled front garden area with species complementing existing area to provide character representative to the area
- Textural planting to front entry

ENTRY GARDEN

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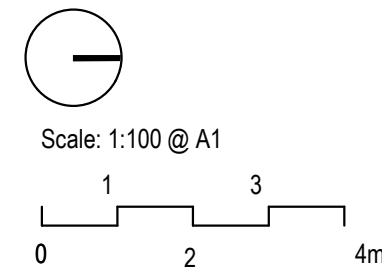
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LEGEND:

- Existing tree retained
Refer arborist report for details
- Proposed Evergreen Trees
- Proposed FeatureTree
- New shrub planting
- New Palm / Fern
- Mass planting area
- Artificial Turf

REFER TO LA500 FOR PLANT SCHEDULE

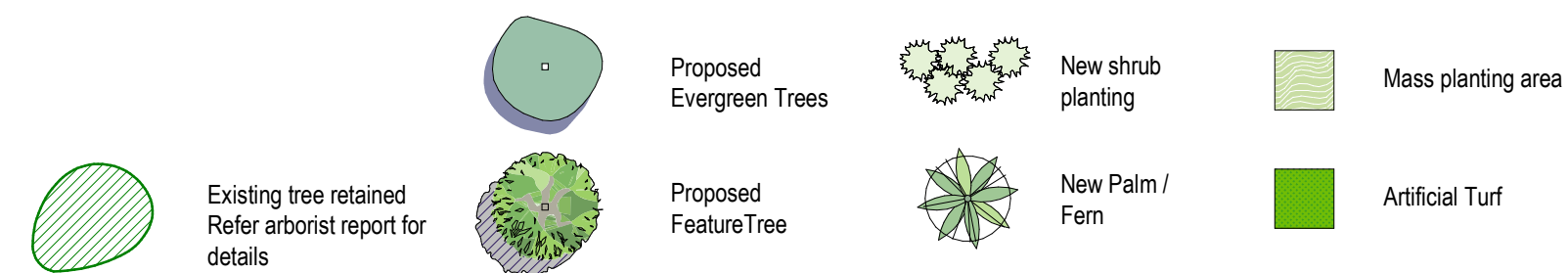


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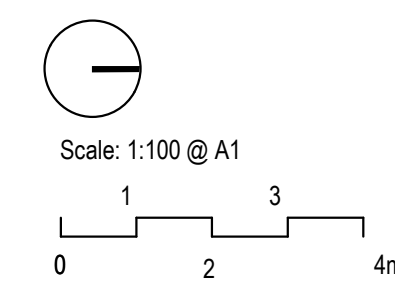
PLANTING PLAN 1

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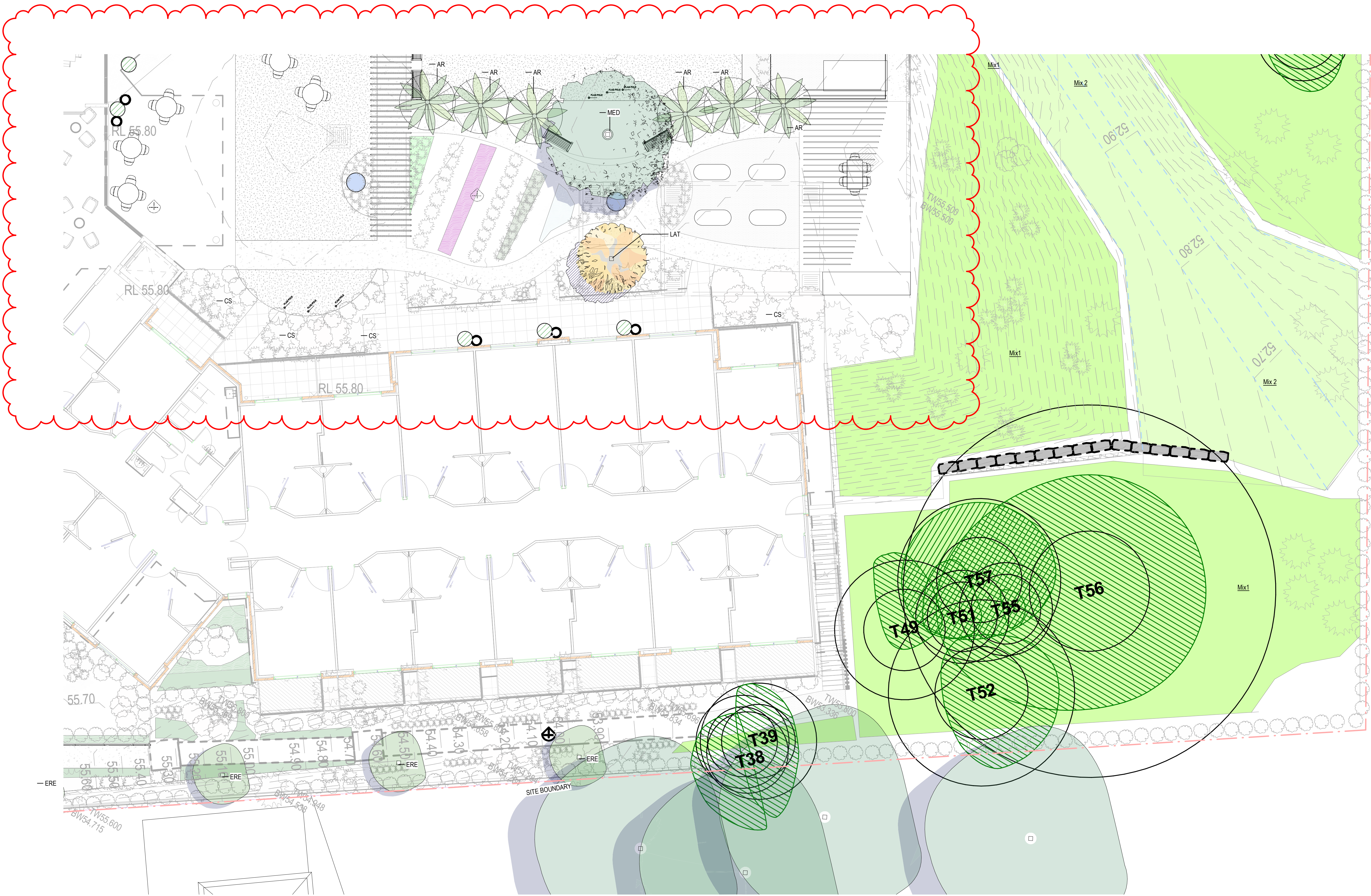


REFER TO LA500 FOR PLANT SCHEDULE



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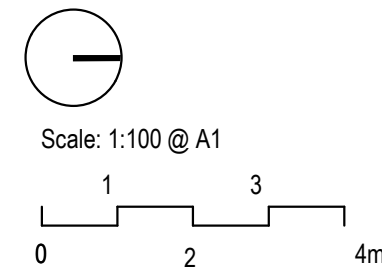
PLANTING PLAN 3

OPAL ST CLAIR
DEVELOPMENT APPLICATION

LEGEND:

	Existing tree retained Refer arborist report for details		Proposed Evergreen Trees		New shrub planting		Mass planting area
	Proposed FeatureTree		New Palm / Fern		Artificial Turf		

REFER TO LA500 FOR PLANT SCHEDULE



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PLANTING PLAN 4

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LEGEND:

	Existing tree retained Refer arborist report for details		Proposed Evergreen Trees		New shrub planting		Mass planting area
	Proposed Feature Tree		New Palm / Fern		Artificial Turf		

REFER TO LA500 FOR PLANT SCHEDULE

Scale: 1:100 @ A1

0 1 2 3 4m

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SCALE:	A1 Indicated	JOB NO.:	20-0275
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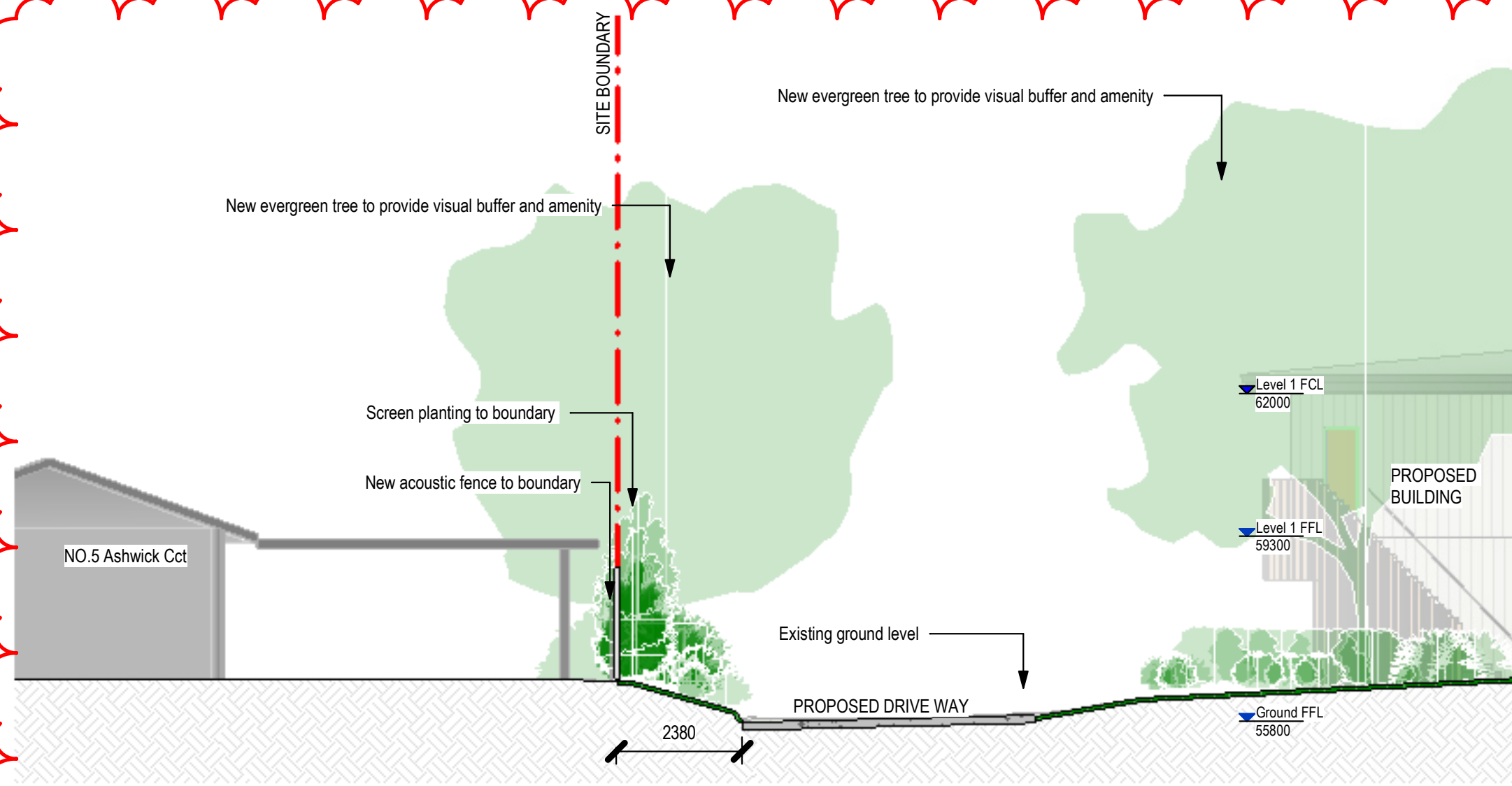
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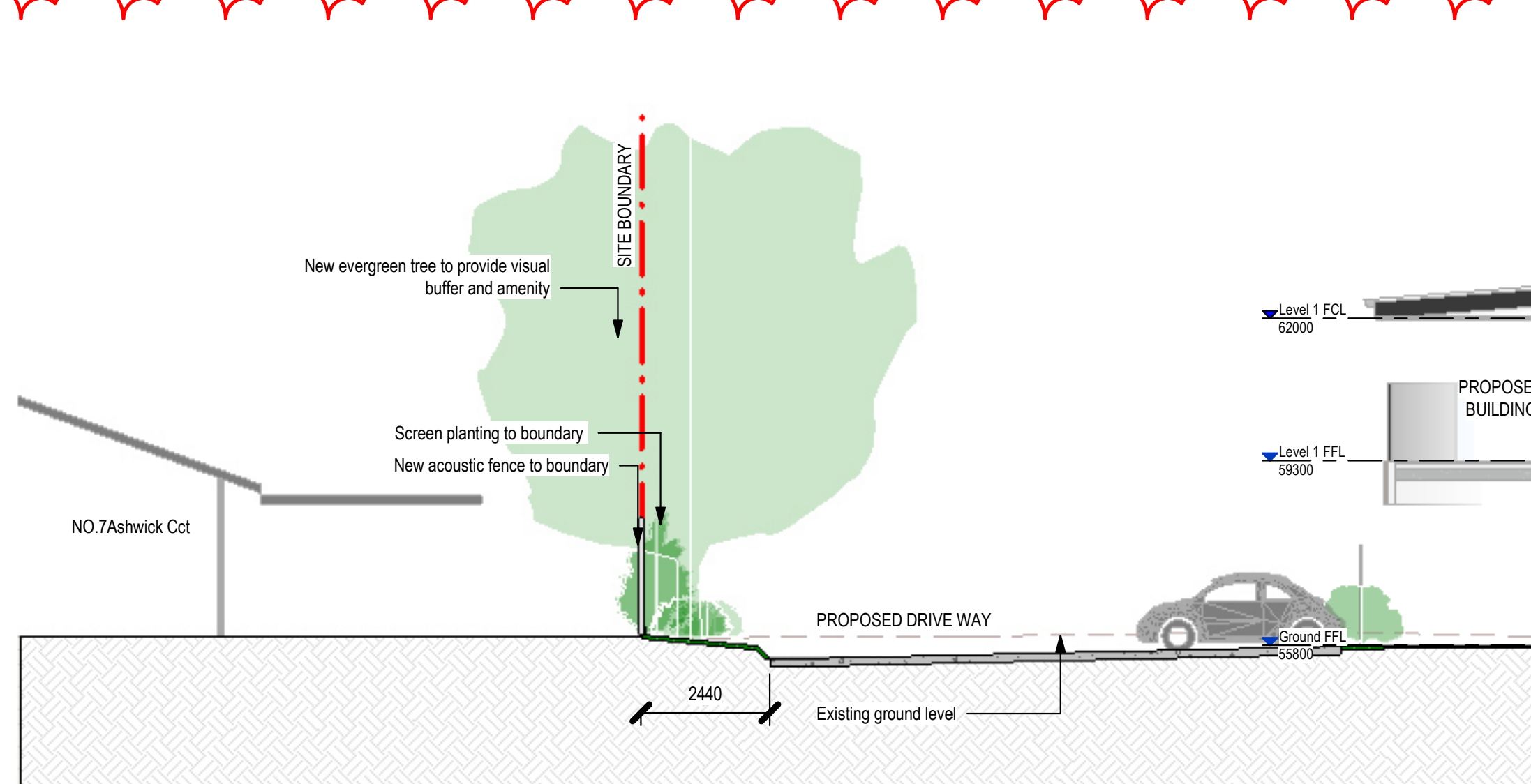
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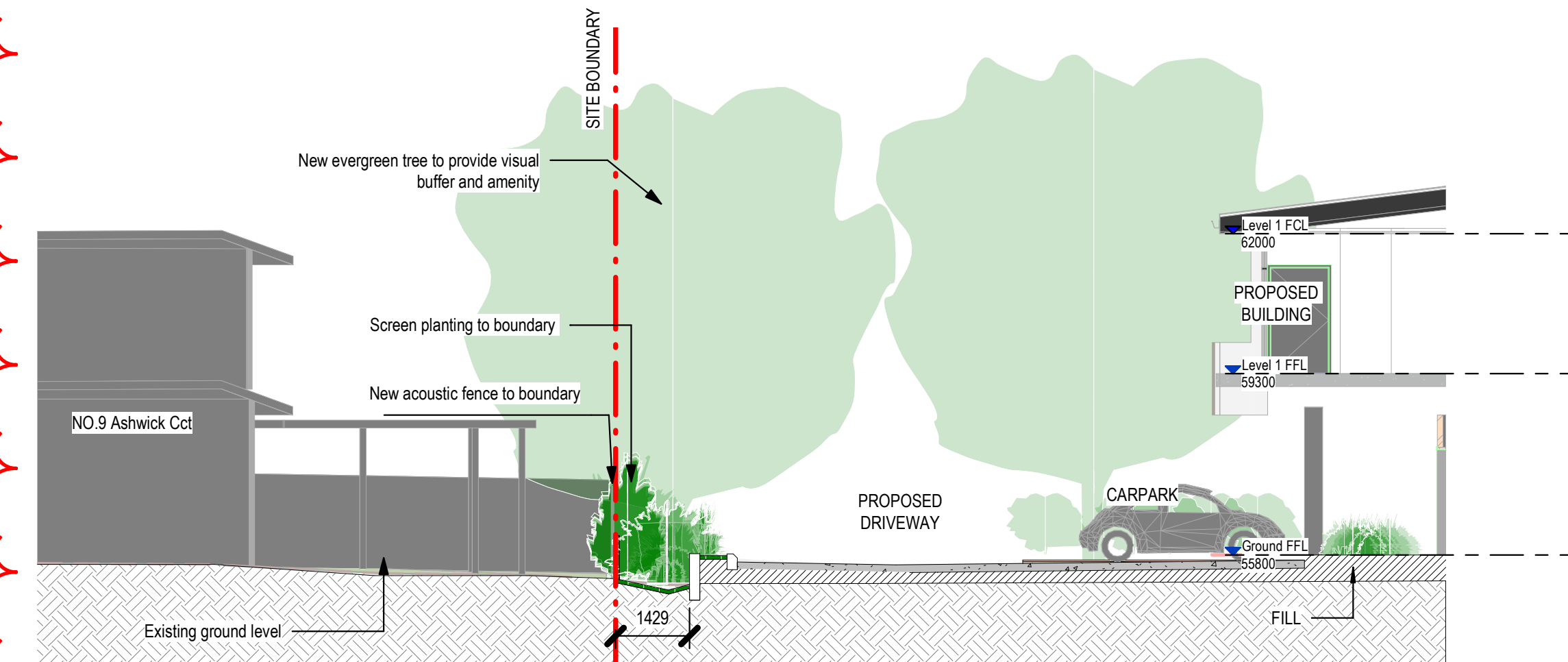
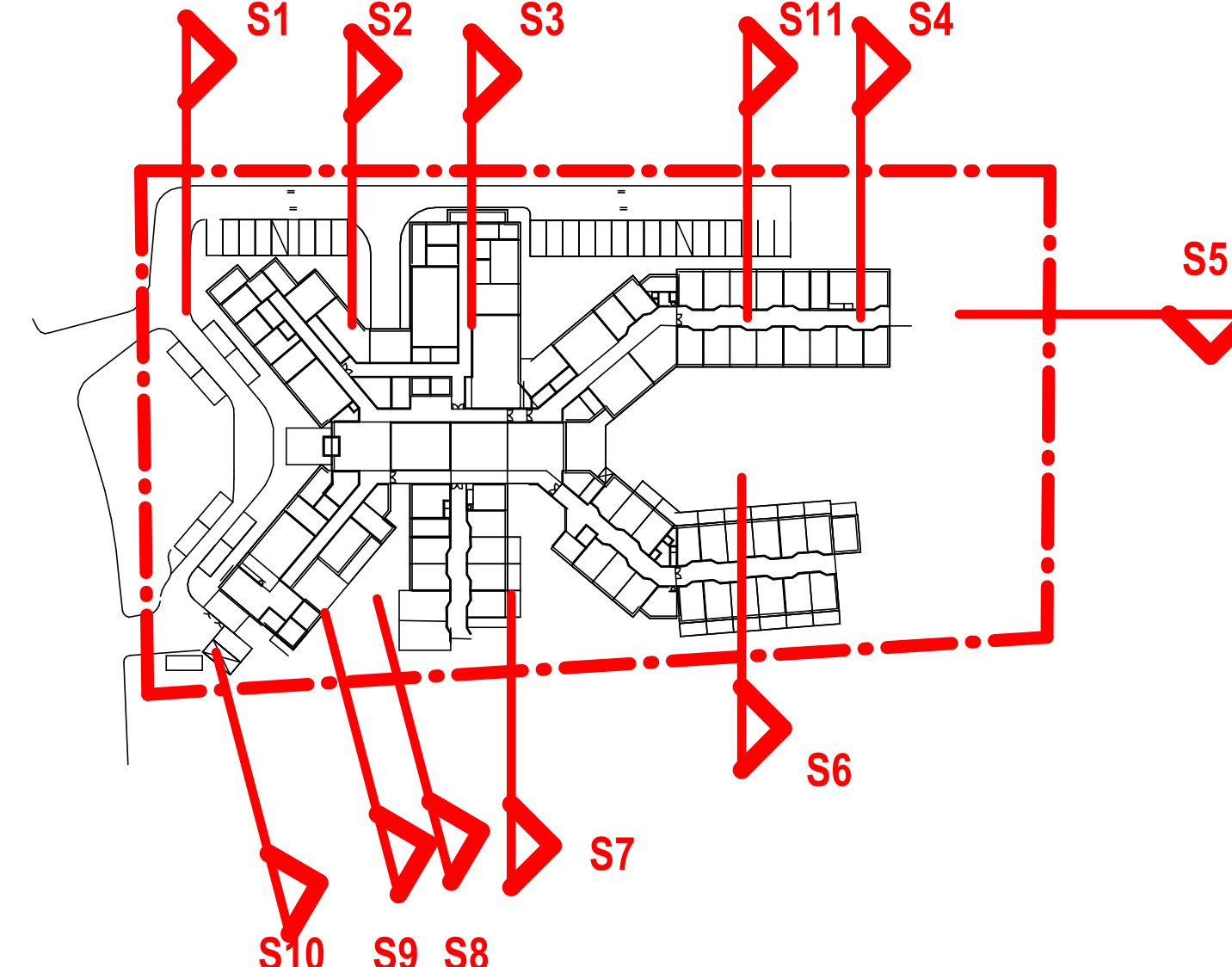
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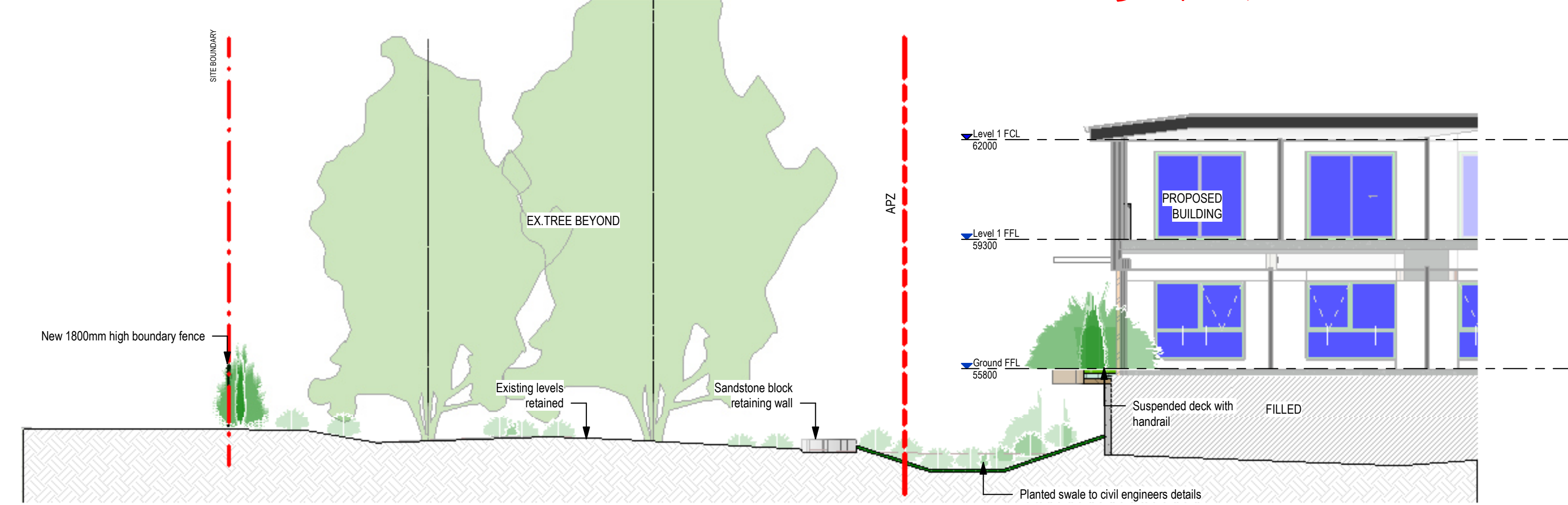
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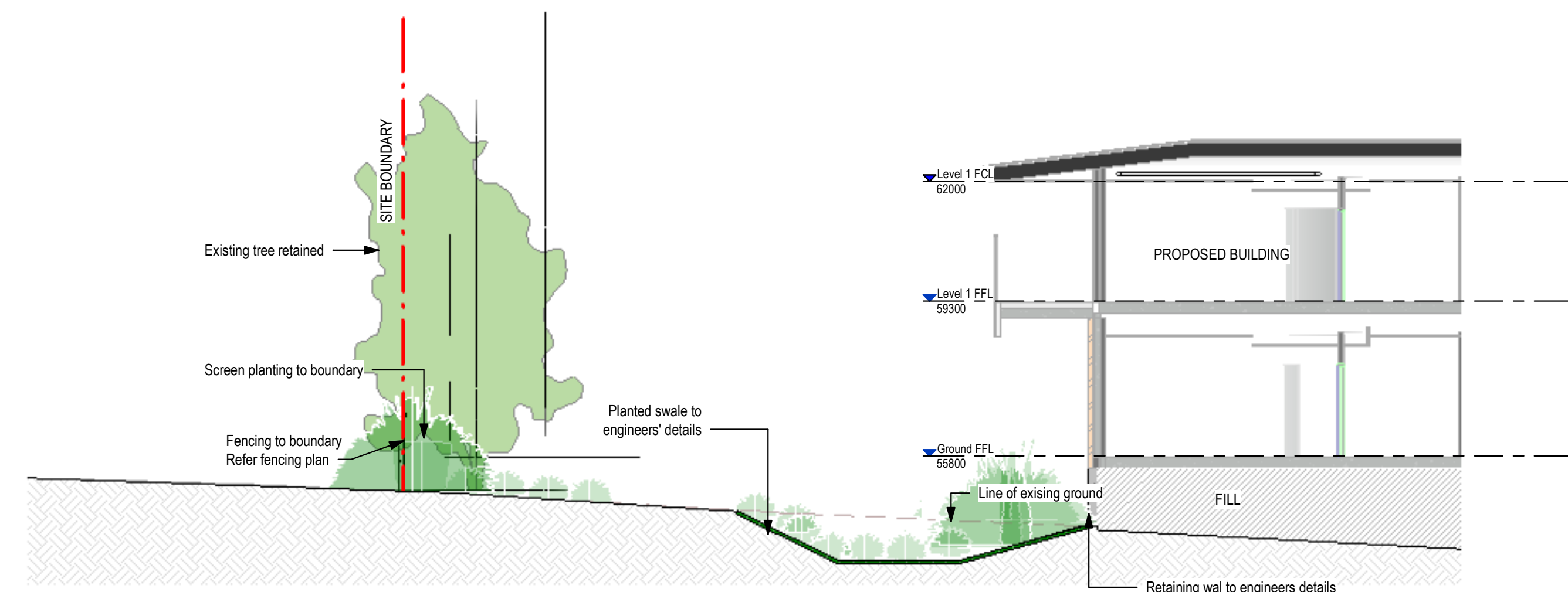
2 S2
1 : 100



3 S3
1 : 100



5 S5
1 : 100



4 S4
1 : 100

SECTIONS

LEGEND:

Scale: 1:100 @ A1
0 1 2 3 4m

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SCALE: 1 : 100
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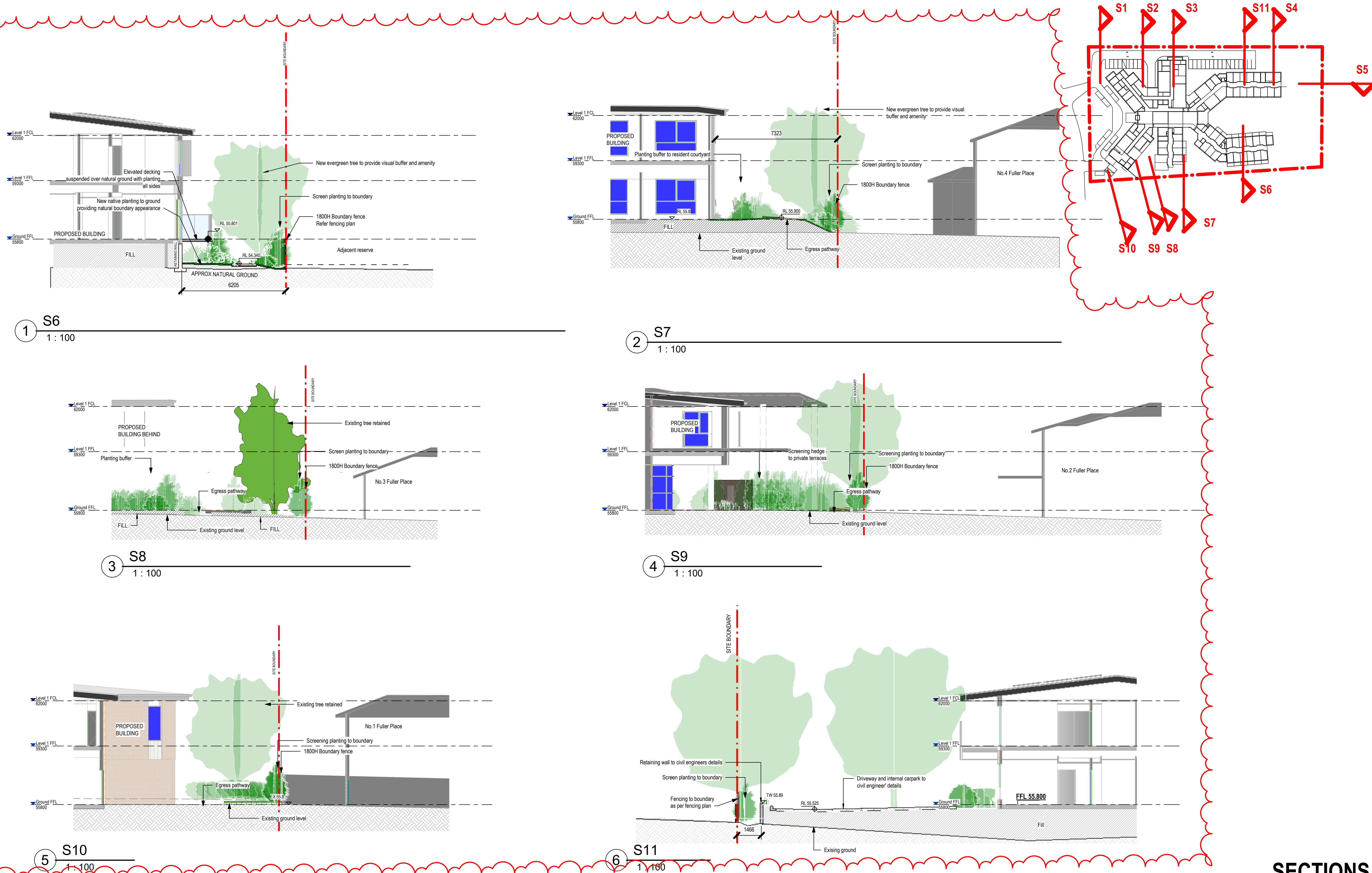
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Scale: 1:100 @ A1
0 1 2 3 4m

SECTIONS





REVISION C
ADDITIONAL EXISTING
TREES RETAINED INCLUDING
T72, T75, T76, T111, T112,
T113

Tree No.	Species	16	Melaleuca decora (White Feather Honey Myrtle)	30	Melaleuca decora (White Feather Honey Myrtle)	41	Melaleuca decora (White Feather Honey Myrtle)	51	Melaleuca decora (White Feather Honey Myrtle)	66	Melaleuca decora (White Feather Honey Myrtle)	84	Melaleuca decora (White Feather Honey Myrtle)	94	Melaleuca decora (White Feather Honey Myrtle)	103	Melaleuca decora (White Feather Honey Myrtle)
1	Melaleuca decora (White Feather Honey Myrtle)	17	Capriarocyparis (Larland Cypress)	31	Melaleuca decora (White Feather Honey Myrtle)	42	Melaleuca decora (White Feather Honey Myrtle)	52	Melaleuca decora (White Feather Honey Myrtle)	67	Melaleuca decora (White Feather Honey Myrtle)	85	Melaleuca decora (White Feather Honey Myrtle)	95	Melaleuca decora (White Feather Honey Myrtle)	104	Melaleuca decora (White Feather Honey Myrtle)
2	Melaleuca decora (White Feather Honey Myrtle)	18	Dead	32	Melaleuca decora (White Feather Honey Myrtle)	43	Melaleuca decora (White Feather Honey Myrtle)	54	Dead	68	Melaleuca decora (White Feather Honey Myrtle)	86	Melaleuca decora (White Feather Honey Myrtle)	96	Melaleuca decora (White Feather Honey Myrtle)	105	Melaleuca decora (White Feather Honey Myrtle)
3	Melaleuca decora (White Feather Honey Myrtle)	19	Eucalyptus longifolia (Woollybutt)	33	Melaleuca decora (White Feather Honey Myrtle)	44	Melaleuca decora (White Feather Honey Myrtle)	55	Melaleuca decora (White Feather Honey Myrtle)	69	Melaleuca decora (White Feather Honey Myrtle)	87	Melaleuca decora (White Feather Honey Myrtle)	97	Melaleuca decora (White Feather Honey Myrtle)	106	Melaleuca decora (White Feather Honey Myrtle)
4	Melaleuca decora (White Feather Honey Myrtle)	20	Melaleuca decora (White Feather Honey Myrtle)	34	Melaleuca decora (White Feather Honey Myrtle)	45	Melaleuca decora (White Feather Honey Myrtle)	56	Eucalyptus longifolia (Woollybutt)	70	Melaleuca decora (White Feather Honey Myrtle)	88	Melaleuca decora (White Feather Honey Myrtle)	98	Melaleuca decora (White Feather Honey Myrtle)	107	Melaleuca decora (White Feather Honey Myrtle)
5	Melaleuca decora (White Feather Honey Myrtle)	21	Melaleuca decora (White Feather Honey Myrtle)	35	Melaleuca decora (White Feather Honey Myrtle)	46	Melaleuca decora (White Feather Honey Myrtle)	57	Melaleuca decora (White Feather Honey Myrtle)	71	Eucalyptus fibrosa (Red Ironbark)	89	Melaleuca decora (White Feather Honey Myrtle)	99	Melaleuca decora (White Feather Honey Myrtle)	108	Melaleuca decora (White Feather Honey Myrtle)
6	Melaleuca decora (White Feather Honey Myrtle)	22	Eucalyptus longifolia (Woollybutt)	36	Melaleuca decora (White Feather Honey Myrtle)	47	Melaleuca decora (White Feather Honey Myrtle)	58	Melaleuca decora (White Feather Honey Myrtle)	72	Eucalyptus longifolia (Woollybutt)	90	Melaleuca decora (White Feather Honey Myrtle)	100	Eucalyptus globoides (White Stringybark)	109	Melaleuca decora (White Feather Honey Myrtle)
7	Melaleuca decora (White Feather Honey Myrtle)	23	Melaleuca decora (White Feather Honey Myrtle)	37	Melaleuca decora (White Feather Honey Myrtle)	48	Melaleuca decora (White Feather Honey Myrtle)	61	Dead	73	Eucalyptus longifolia (Woollybutt)	91	Melaleuca decora (White Feather Honey Myrtle)	101	Eucalyptus globoides (White Stringybark)	110	Dead
8	Melaleuca decora (White Feather Honey Myrtle)	24	Melaleuca decora (White Feather Honey Myrtle)	38	Melaleuca decora (White Feather Honey Myrtle)	49	Melaleuca decora (White Feather Honey Myrtle)	62	Melaleuca decora (White Feather Honey Myrtle)	74	Eucalyptus globoides (White Stringybark)	92	Melaleuca decora (White Feather Honey Myrtle)	102	Melaleuca decora (White Feather Honey Myrtle)	111	Acacia sp. (Wattle)
9	Melaleuca decora (White Feather Honey Myrtle)	25	Pinus contorta (Shore Pine)	39	Melaleuca decora (White Feather Honey Myrtle)	50	Melaleuca decora (White Feather Honey Myrtle)	63	Melaleuca decora (White Feather Honey Myrtle)	81	Melaleuca decora (White Feather Honey Myrtle)	93	Melaleuca decora (White Feather Honey Myrtle)	103	Acacia sp. (Wattle)	112	Acacia sp. (Wattle)
10	Melaleuca decora (White Feather Honey Myrtle)	26	Melaleuca decora (White Feather Honey Myrtle)	40	Eucalyptus longifolia (Woollybutt)			64	Melaleuca decora (White Feather Honey Myrtle)	82	Eucalyptus fibrosa (Red Ironbark)			104	Melaleuca decora (White Feather Honey Myrtle)	113	Acacia sp. (Wattle)
11	Melaleuca decora (White Feather Honey Myrtle)	27	Melaleuca decora (White Feather Honey Myrtle)					65	Melaleuca decora (White Feather Honey Myrtle)	83	Melaleuca decora (White Feather Honey Myrtle)			105	Melaleuca decora (White Feather Honey Myrtle)	114	Melia azadirachta (White Cedar)
12	Melaleuca decora (White Feather Honey Myrtle)	28	Melaleuca decora (White Feather Honey Myrtle)											106	Melaleuca decora (White Feather Honey Myrtle)		
13	Melaleuca decora (White Feather Honey Myrtle)	29	Melaleuca decora (White Feather Honey Myrtle)											107	Melaleuca decora (White Feather Honey Myrtle)		
14	Melaleuca decora (White Feather Honey Myrtle)													108	Melaleuca decora (White Feather Honey Myrtle)		
15	Melaleuca decora (White Feather Honey Myrtle)													109	Melaleuca decora (White Feather Honey Myrtle)		

REFER TO Tree Assessment and Arborists Report by
TreeIQ dated 06.11.2020 FOR DETAILS OF EXISTING TREES

OPAL ST CLAIR

DEVELOPMENT APPLICATION

LEGEND:

Site Boundary

Existing trees proposed to be removed

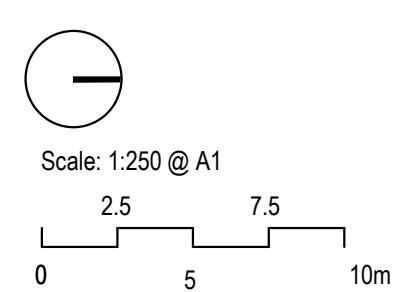
Existing dead/ weed recommended for removal by arborist

Existing tree retained
Refer arborist report for details

TPZ
(Tree protection zone)

Note:
Survey drawing by
Geomtra Consulting
Survey Date 03.06.2020

Tree Assessment and Arborists Report
TreeIQ
Project No: OPAL/STCLAIR/20
Report No: OPAL/STCLAIR/IA/IA



ISSUE:	REVISED DA SUBMISSION	REV:	C	DRAWING:	LA400	REV:	C
CLIENT:	OPAL AGED CARE	CHECKED:	AL				
SCALE:	1:250	JOB NO.:	20-0275				
DATE:	14/06/2022	DESIGNED:	NO				
DRAWN:	NO						
Copyright of Taylor Brammer Landscape Architects Pty Ltd							
ABN 61 008 724 988							

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TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD
SYDNEY STUDIO

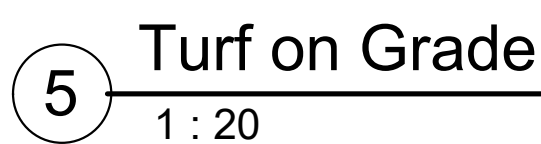
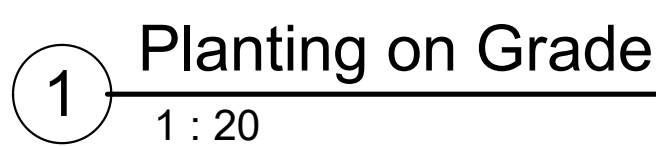
218 OXFORD STREET
WOOLLAHRA NSW 2025

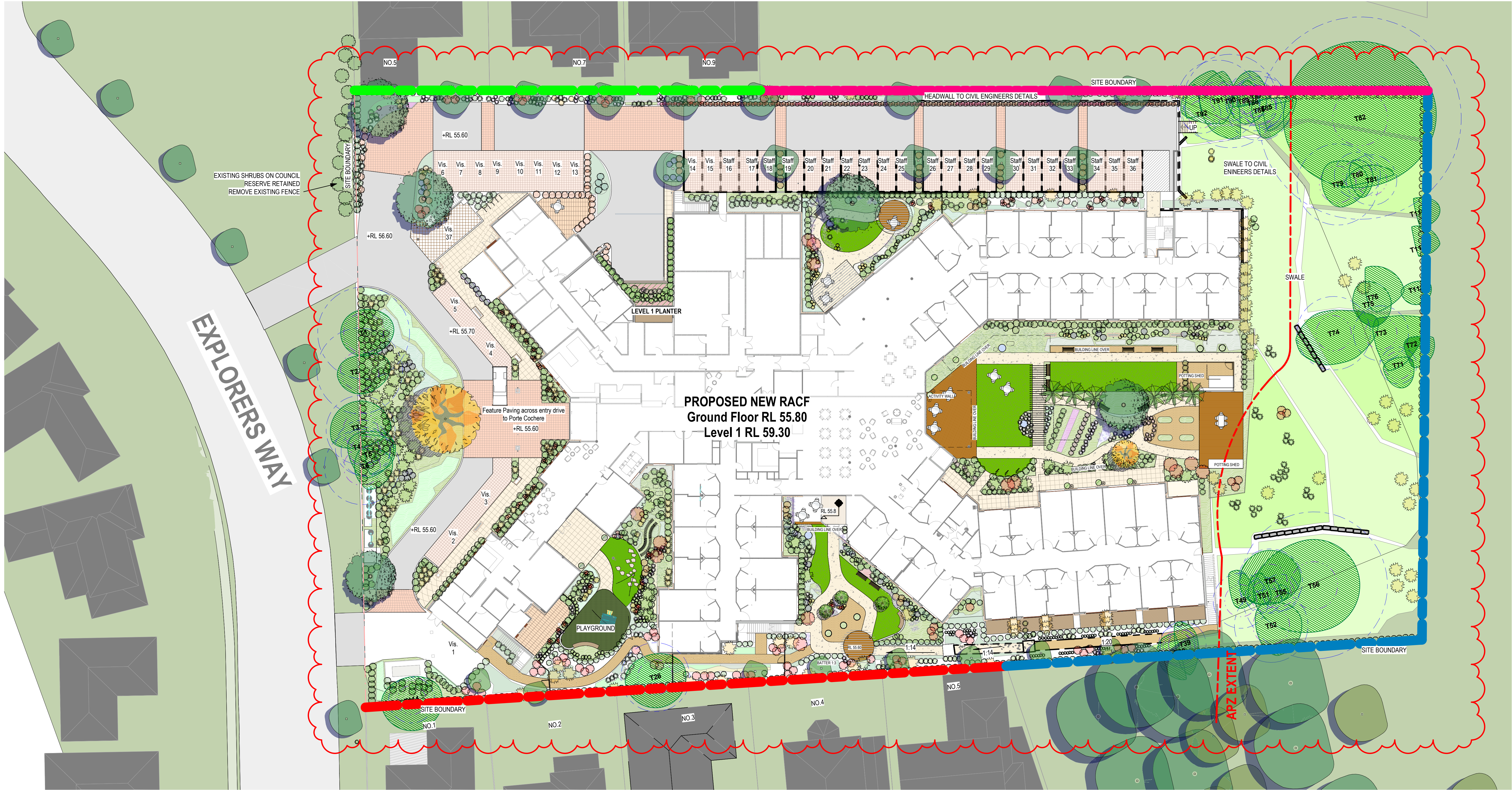
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Planting Schedule - Trees & Shrubs						
Plant ID	Botanical Name	Common Name	Mature Height (mm)	Spread (mm)	Pot Size	Qty
New Trees						
BRP	Brachychiton populineus	Kurrajong	12000	10000	100L	1
CIM	Citrus reticulata 'Imperial Mandarin'	Mandarin Imperial	3000	2000	100L	3
ERE	Elaeocarpus reticulatus	Blueberry Ash	8000	3500	100L	8
LAT	Lagerstroemia indica 'Townhouse'	Townhouse Crepe Myrtle	6000	4000	100L	1
MED	Meielauca decora	Paperbark	10000	7000	<varies>	2
NA	Elaeocarpus reticulatus	Blueberry Ash	8000	<varies>	100L	19
POE	Podocarpus elatus	Plum Pine	12000	8000	200L	3
TLA	Tristanopsis laurina	Water Gum	10000	5000	<varies>	20
New Shrubs						
AA	Asplenium australasicum	Bird's nest fern	600	800	300mm	33
AH	Acmena 'HedgeMASTER'	Lilly Pilly	1500	800	45L	83
AL	Acacia 'Limelight'	River Wattle	1500	1000	45L	15
AM	Acmena smithii 'Moonlight Flame'	Lilly Pilly	1875	944	45L	122
CA	Correa alba	White Correa	1000	900	45L	28
CC	Cotinus coggygria	Velvet Cloak Smokebush	2000	2000	45L	11
CCG	Cotinus coggygria 'Grace'	Grace Smokebush	2000	2000	45L	3
CF	Cordyline fruticosa	Ti Plant	800	600	45L	306
CG	Callistemon 'Great Balls of Fire'	Bottlebrush	1500	1000	45L	82
CS	Cotinus coggygria 'Golden Spirit'	Smokebush	2000	2000	<varies>	31
CY	Cyathea cooperi	Australian Tree Fern	2250	1500	75L	48
DE	Doryanthes excelsa	Gymea Lilly	1500	<varies>	45L	100
DO NOT SHOW	Gardenia Aimee Yoshiba	Fragrant Gardenia	2500	2000	300mm	14
ES	Dreameeria Sweet Dream	Sea Pinks	360	360	300mm	32
EU	Euphorbia 'Silver Swan'	Wolly Bush	750	750	300mm	6
GA	Gardenia Aimee Yoshiba	Fragrant Gardenia	1500	1000	300mm	255
GM	Grevillea Moonlight	Moonlight Grevillea	3000	2000	<varies>	97
HI	Helichrysum italicum	Curry Plant	500	500	300mm	12
HQ	Hydrangea quercifolia	Oak Leaf Hydrangea	1800	1000	300mm	11
HW	Hibiscus syriacus 'White Pillar'	White Pillar Rose of Sharon	2000	700	45L	39
HY	Hydrangea paniculata 'Limelight'	Hydrangea 'Limelight'	2000	1000	45L	37
LD	Lavandula dentata	Lavender	1000	1000	300mm	91
LJ	Leucodendron 'Jester'	Pincushion	800	500	300mm	19
LR	Loropetalum chinense 'plum delight'	Chinese Fringer Flower	700	700	300mm	151
NA	Nandina dosmestica 'Gulf stream'	Japanese Sacred Bamboo	750	750	300mm	8
NL	Nadina 'Lemlim'	Nandina Magical lemon lime	900	700	300mm	31
PT	Phormium tenax	NZ flax	900	900	300mm	20
PX	Philodendron Xanadu	Xanadu	1000	1000	<varies>	156
RO	Rosmarinus officinalis 'Tuscan Blue'	Rosemary	600	800	300mm	5
SB	Escallonia Pink Pixie	Escallonia Pink Pixie	800	800	300mm	28
SG	Strobilanthes gossypinus	Goldfussia	900	900	300mm	53
SP	Santolina 'Primrose Gem'	Lavender cotton	600	500	200mm	12
SR	Strelizia regina	Bird paradise	1500	1200	45L	65
SY	Syzygium 'Backyard Bliss'	Lilly Pilly	3000	800	<varies>	462
VJ	Viburnum japonicum	Japanese viburnum	1500	900	45L	153
WN	Westringia hybrid 'Naringa'	Coastal Rosemary	1000	500	300mm	96
WW	Westringia 'Wynnyabbie Gem'	Coastal Rosemary	1000	1000	<varies>	36
New Palms Fern						
AR	Archontophoenix cunninghamiana	Bangalow Palm	12000	3500	100L	8

Planting Schedule - Groundcover Areas							
Plant ID	Botanical Name	Common Name	Mature Height (mm)	Pot Size	Spacing (mm)	Spread (mm)	Qty
Al-fi	Alternanthera ficoidea 'Tricolor'	Tricolour	300	150mm	400	400	15
An-xh	Anemone x hybrida	White Japanese Windflower	450	150mm	400	300	82
Di-re	Dichondra repens	Kidney Weed	300	150mm	300	600	817
Di-st	Dianella 'Silver Streak'	Variegated blue flax lily	500	150mm	200	500	0
Gr-ro	Grevillea 'Poonrida Royal Mantle'	Prostrate Grevillea	300	150mm	500	1000	79
Li-mw	Liriope Monroe's White	Lily Turf	300	200mm	300	300	1199
Lo-ta	Lomandra Tanika	Mat Rush	400	150mm	410	400	753
Mix1				tubestock	800		1930
Mix 2-Swale				tubestock	800		723
My-pa	Mycoporum parvifolium	Pink coarse leaf	300	200mm	500	1000	185
Op-ja	Ophiopogon japonicus	Mondo Grass	200	150mm	400	200	6
Sc-ma	Scaevola aemula 'Mauve Clusters'	Fan Flower	500	150mm	400	700	0
St-by	Stachys byzantina	Lamb's ears	200	200mm	410	300	35
Tr-na	Tropaeolum majus	Garden Nasturtium	200	200mm	200	200	119
Tr-sp	Tradescantia spathacea	Moses in the cradle plant	400	150mm	300	300	0
Tr-tr	Trachelospermum Tricolour	Tricolour Jasmine	500	200mm	500	2000	30

Plant Schedule - Mixes													
ID	Spacin g	Pot Size	MixType1	%	Qty1	MixType2	Percentage2	Qty2	MixType3	Percentage3	Qty3	Total	Comments
Mix1	800	tubestock	Lomandra Tanika	40	772	Hibbertia saligna	20	388	Dianella longifolia	40	772	1921	Mixes
Mix 2-Swale	800	tubestock	Isolepis nodosa	50	362	Katie Belles™ Lomandra hystrix LHBYYF PBR	25	181	Lucky Stripe™ Lomandra hystrix LMV200 PBR	25	181	723	Mixes





FENCING KEY



EXISTING FENCE RETAINED AND MADE GOOD AS NECESSARY (ASSUME 1800mm HIGH)



OPEN METAL PALISADE FENCE 1800mm HIGH



TIMBER ACOUSTIC FENCE 2200mm HIGH AS PER ACOUSTIC ENG. REPORT



TIMBER LAP AND CAP FENCE 1800mm HIGH



OPAL ST CLAIR
DEVELOPMENT APPLICATION

LEGEND:

- Site Boundary
- Existing tree retained
Refer arborist report for details

55.70
RL 55.80

Proposed Contours
to eng. detail
Proposed spot levels
RL = Relative level
TW = Top of Wall
EX = Existing level

- Planting area
- Dry Creek Bed

- Artificial Turf
- Timber Decking

- Coloured Concrete Paving
- Terraces

- Decomposed granite

ISSUE: REVISED DA SUBMISSION
CLIENT: OPAL AGED CARE
SCALE: As indicated
DATE: 14/06/2022
DRAWN: Author
CHECKED: Checker
JOB NO.: 20-0278
DESIGNED: Designer
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DRAWING: LA602
REV: C
ABN 61 098 724 988

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LEVELS PLAN