



CLOUSTON associates



Lendlease
**JORDAN SPRINGS RETIREMENT VILLAGE
DEVELOPMENT APPLICATION LANDSCAPE PACKAGE - RESPONSES TO REQUEST FOR INFORMATION**

S19-0006
Issue J • 06/08/2020



RESPONSES TO REQUEST FOR INFORMATION

JORDAN SPRINGS RETIREMENT VILLAGE LANDSCAPE DA PACKAGE - RESPONSES TO REQUEST FOR INFORMATION

Prepared for

Lendlease



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S19-0006	C	17.04.2019	FOR CLIENT'S REVIEW	JT	JH	-
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S19-0006 - R01	E	31.10.2019	FINAL	CC	CC	JH
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S19-0006 - R01	J	06.08.2020	FINAL	CJ	CC	JH

Note: this document is preliminary unless validated.

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A landscape photograph showing a grassy field in the foreground, a line of trees in the middle ground, and a cloudy sky above. A semi-transparent white rectangular box is overlaid across the middle of the image, containing the text "DEVELOPMENT APPLICATION".

DEVELOPMENT APPLICATION

INTRODUCTION AND DESIGN INTENT

Jordan Springs Retirement Village (approx. 6.0ha) is located in the Western Precinct of St Marys Property (SMP) and is located within the Penrith Local Government Area (LGA). Adjacent to the south of the Stage 1 residential lots and single storey villas, the extent of landscape and public domain works for Stage 2 Independent Living Apartments (ILAs) includes:

- The ground floor spaces along the northern facade of independent living apartments;
- The podium area in independent living apartments;
- buffer planting along southern edge;
- The public space at the eastern edge of the independent living apartments connecting to future walking tracks.





Jordan Springs Village Centre & Residential Dwellings



Jordan Springs Boulevard



Existing Vegetation Community: Cumberland Plain Woodland



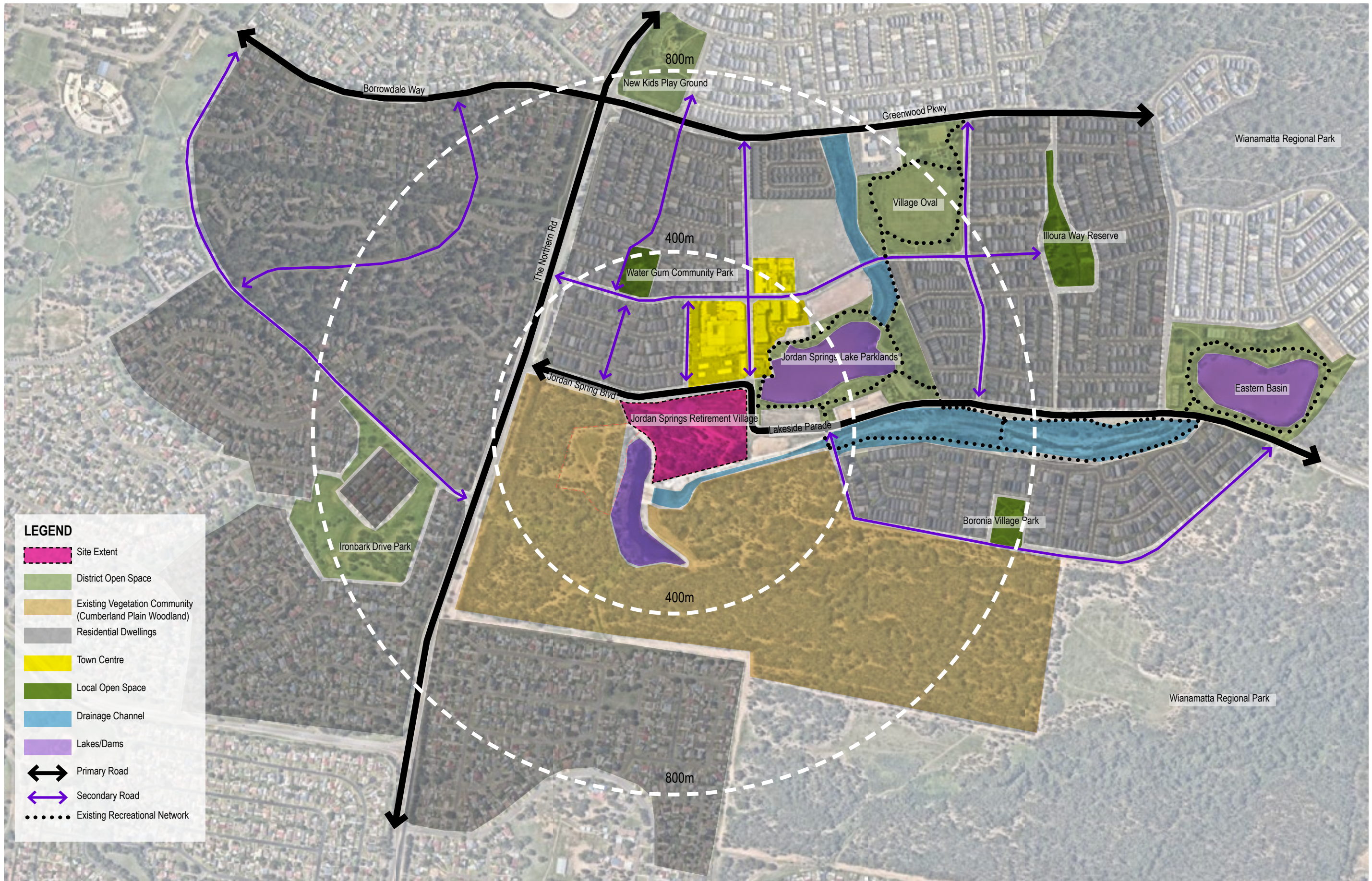
Constructed Dam



Existing grassland



Existing Vegetation Community: Cumberland Plain Woodland



LEGEND

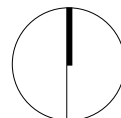
- Site Extent
- District Open Space
- Existing Vegetation Community (Cumberland Plain Woodland)
- Residential Dwellings
- Town Centre
- Local Open Space
- Drainage Channel
- Lakes/Dams
- Primary Road
- Secondary Road
- Existing Recreational Network



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1:8000 @A3



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CONTEXT ANALYSIS

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View 1: "Secret Garden" Dam



View 2: Existing Track Along the Dam



View 3: Gravel Walking Track Along the Southern Boundary



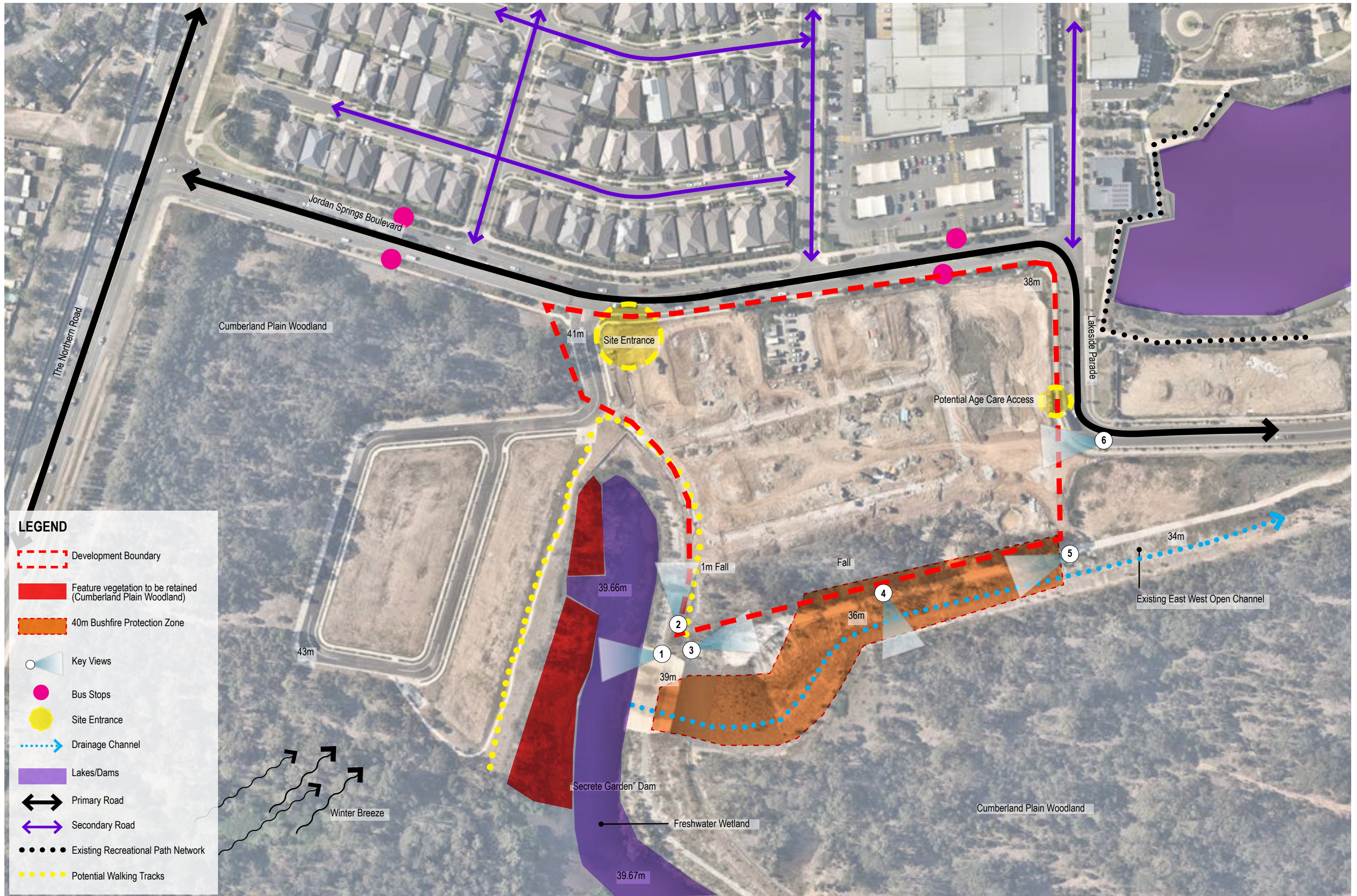
View 4: Existing Open Drainage Channel



View 5: Existing Open Drainage Channel



View 6: View from Lakeside Parade





Existing fences along Lakeside Parade



Existing fences along Jordan Spring Boulevard



Existing fences along the southern boundary of the site



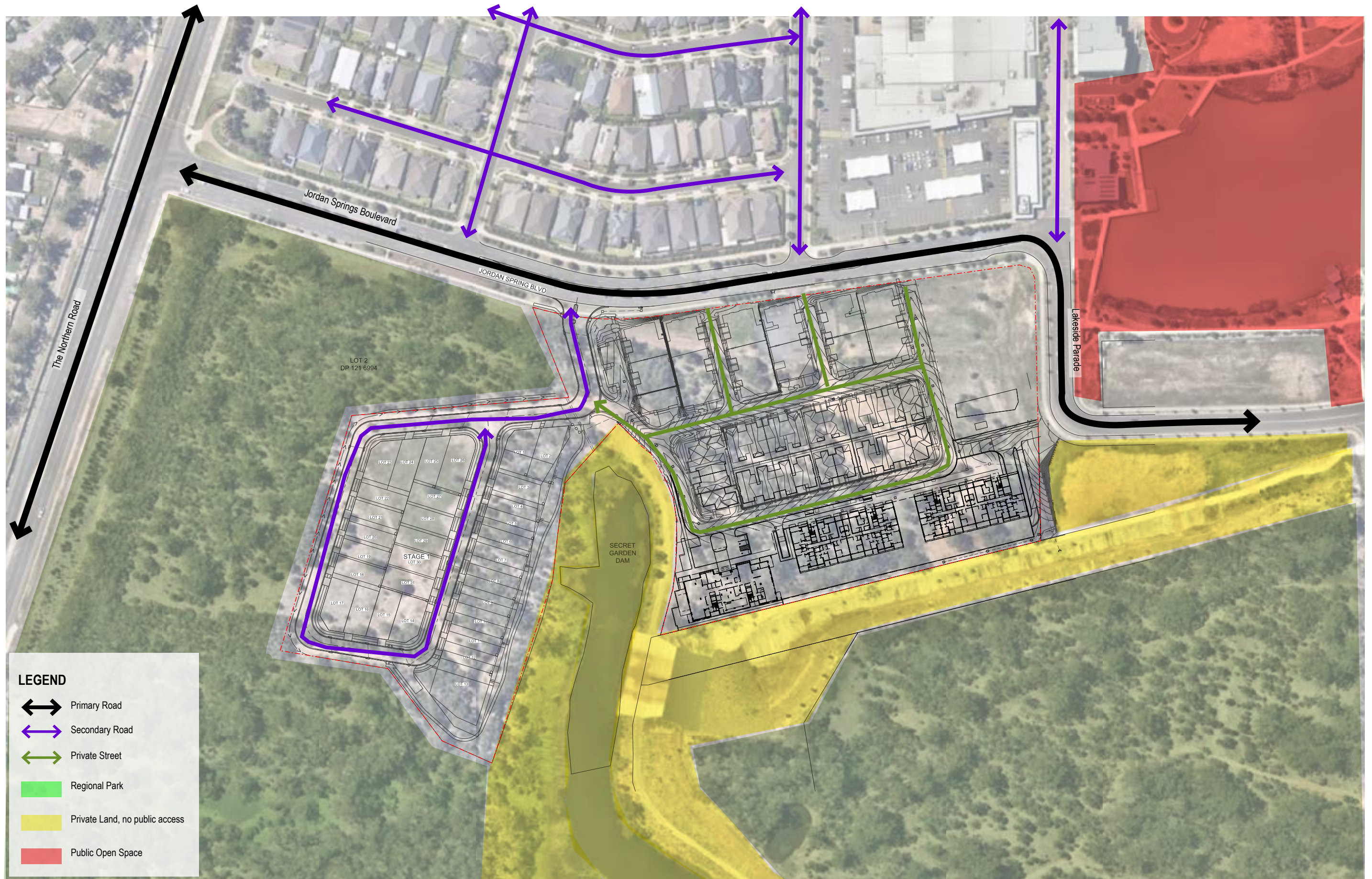
Existing fences along Jordan Spring Boulevard



Proposed balustrade in other site of Jordan Spring



Proposed balustrade in other site of Jordan Spring



LANDSCAPE SCREEN PLANTING



Cascading Plants



Climbers



Hedge Screening

TRANSITION PLANTING



Bush and Woodland along Walking Track

ENTRY STATEMENT



Signage and Feature Planting

ENTRY PLAZA



Residential Courtyard



Wayfinding Signage

GREEN CORRIDOR



Green Canopy Tree & Shrubs Planting

STREET EDGE PLANTING



Mature tree lined street



Pedestrian Walkway

COMMUNITY RECREATIONAL SPACE



Shelter / BBQ Area



Community Recreational



Community Garden



Community Gathering



Pocket Garden



Recreational Activities



Lawn Bowls



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CHARACTER IMAGES

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P:\S19\S19-0006 JORDAN SPRINGS RETIREMENT VILLAGE\06 LAYOUT\A REPORTS\S19-0006_JORDAN SPRINGS RETIREMENT VILLAGE_LANDSCAPE DA.INDD • LAST PRINTED ON 07/08/2020 10:12AM

LEGEND

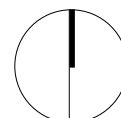
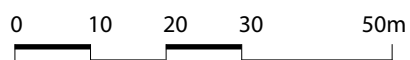
- Green Corridor
- Community Recreational Space
- Entry Plaza
- Street Edge planting
- Transition Planting
- Landscape Screen Planting
- Potential Public Walking Tracks
- Wire Fence



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1:1000 @A3



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LANDSCAPE PRECINCT PLAN

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LEGEND

- 1 Pocket gardens and gatherings spaces
- 2 BBQ and picnic area
- 3 Tree lined underground carpark entry
- 4 Breakout space with views over lake
- 5 Footpath connection /verge planting
- 6 Small turf area with views over lake
- 7 Synthetic turf lawn bowls
- 8 Feature artwork on axis
- 9 Pergola to frame outdoor rooms
- 10 Activity area/ outdoor exercise
- 11 Parking along street removed and battered to footpath with low shrub hedge
- 12 Additional street tree planting
- 13 Front of building planting
- 14 Village green for activities related to the Community
- 15 Screen planting along basement carpark
- 16 Raised carriage way to reduce traffic speed
- 17 Ramp access from street level to building C entry
- 18 Individual access to ground floor private courtyards



Recreational Activities



Lawn Bowls



Cascading Plants



Shelter / BBQ Area



Pocket Garden



Feature Artworks



Sensory Planting



Raised planters with seating walls



Colourful planting

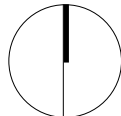


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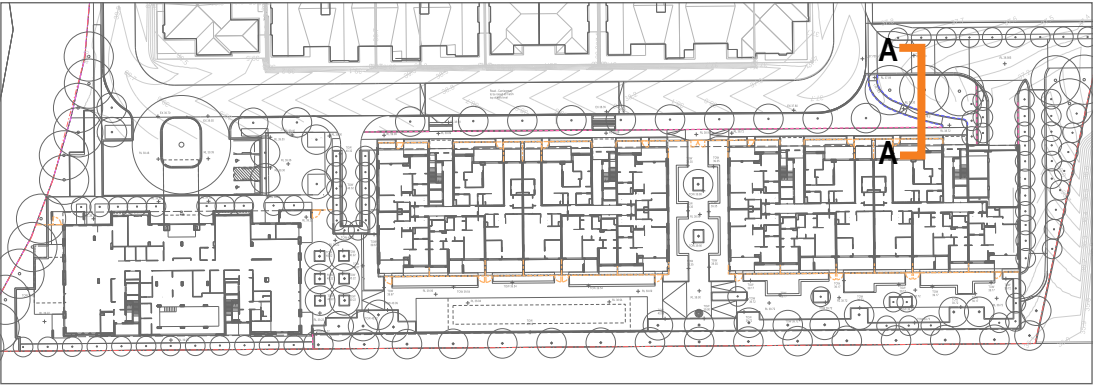


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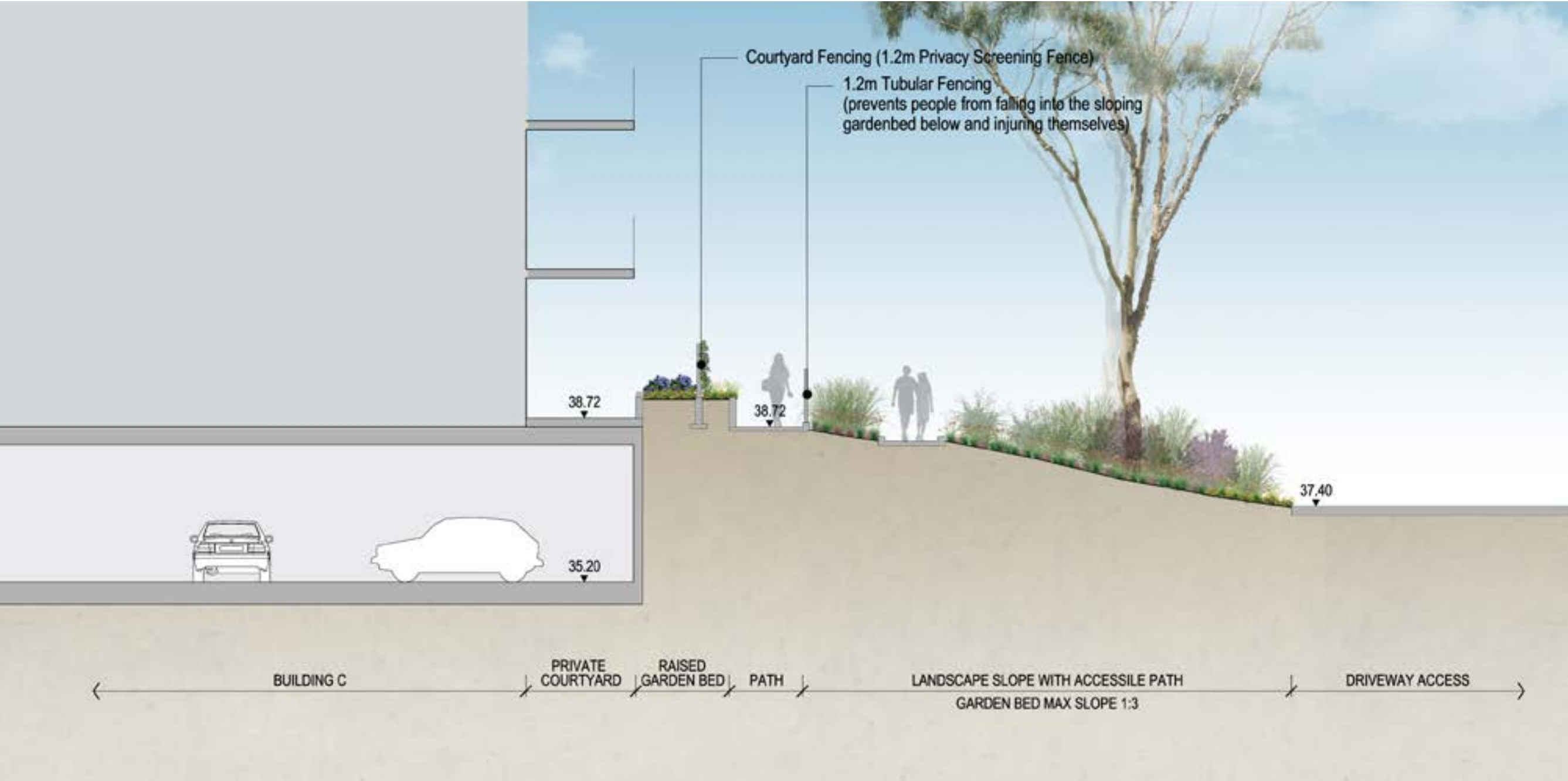
GENERAL ARRANGEMENT PLAN (FINAL STAGE)

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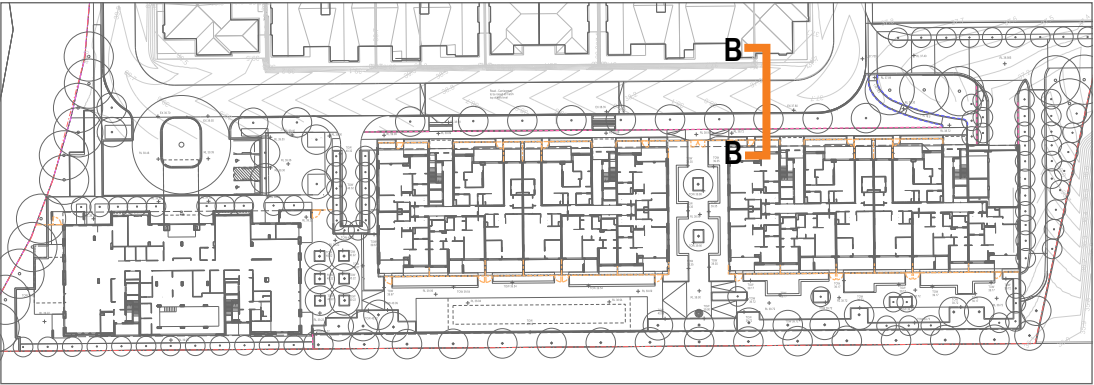


KEY PLAN

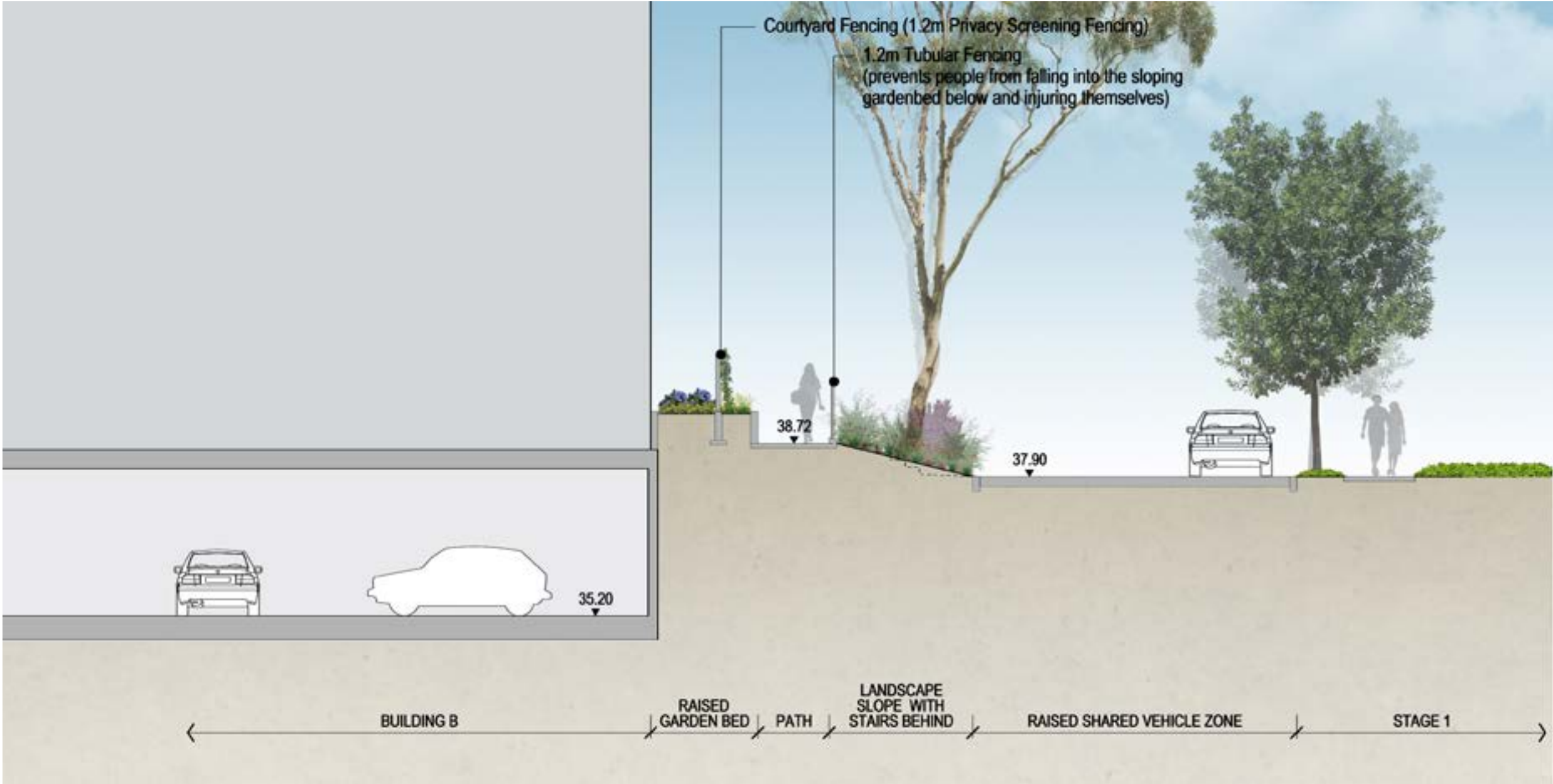


SECTION AA- 1:100 @A3





KEY PLAN



SECTION BB - 1:100 @A3



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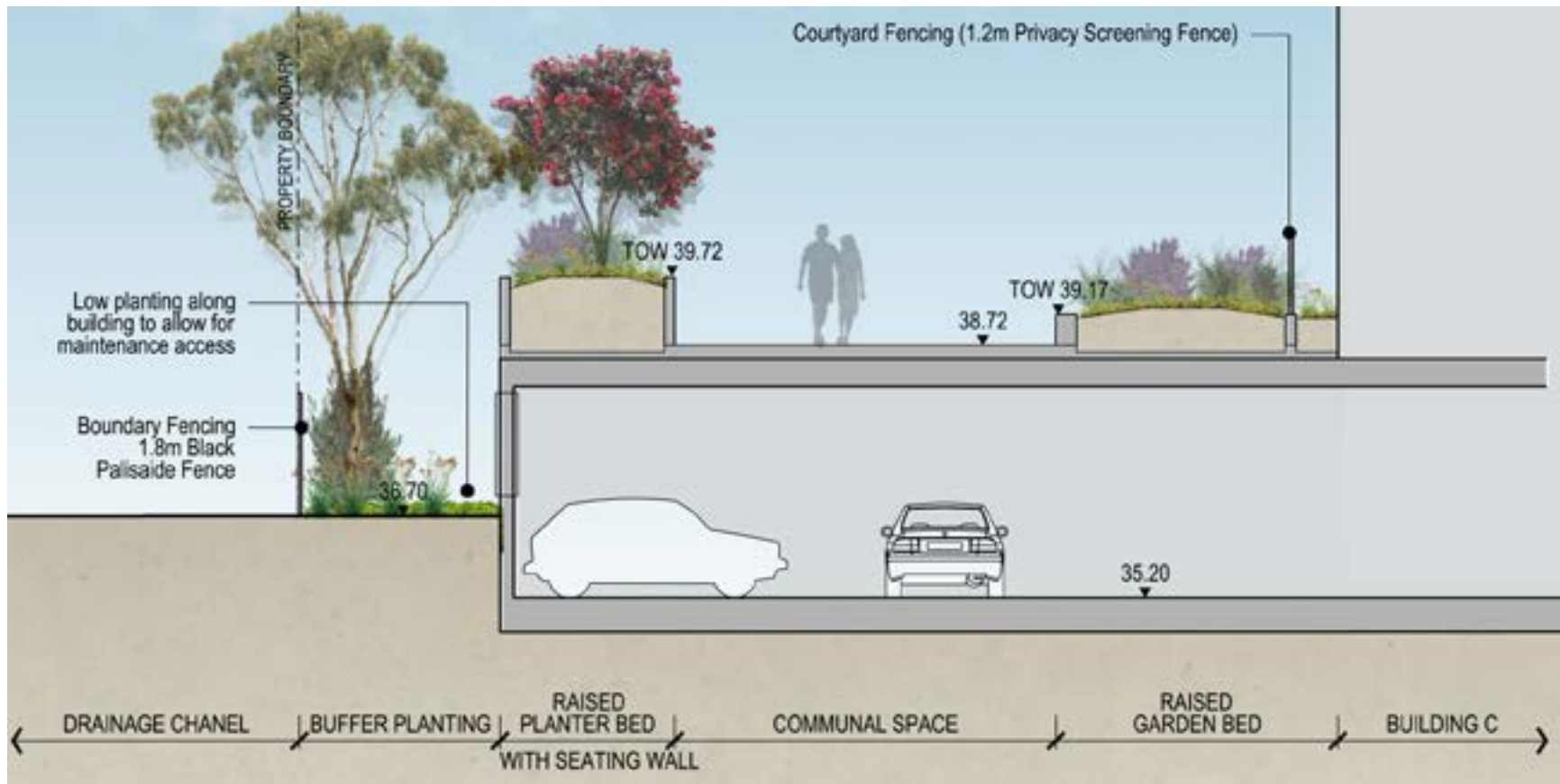


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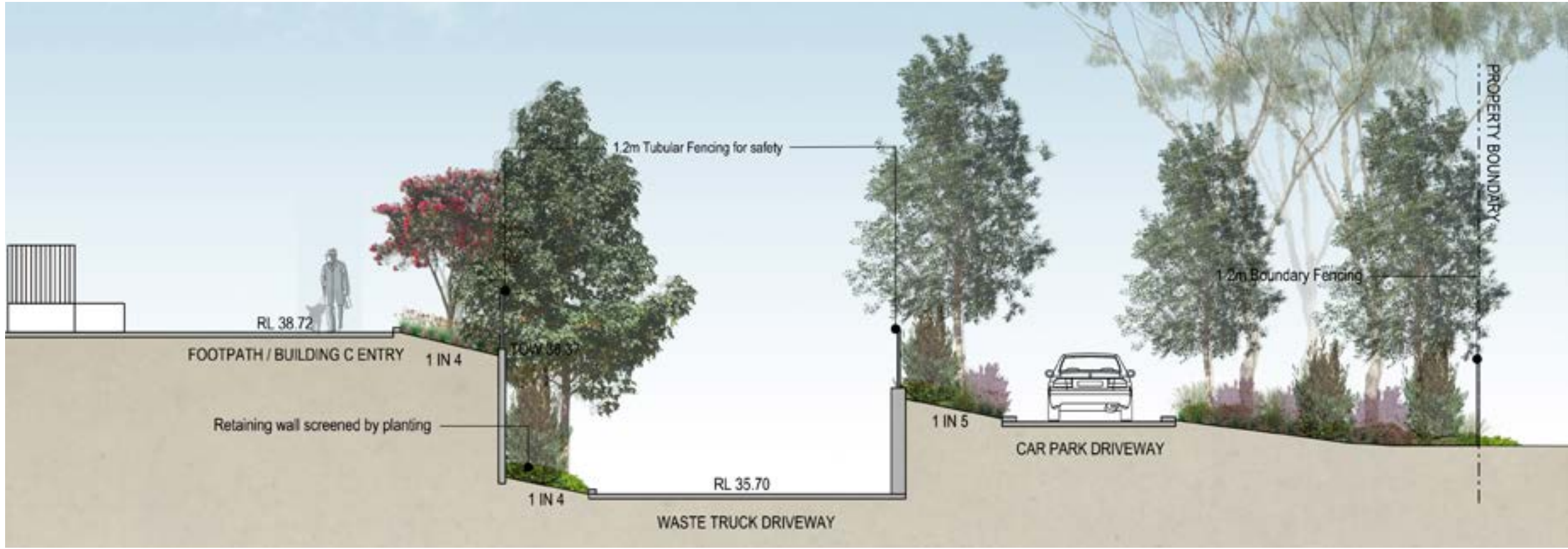
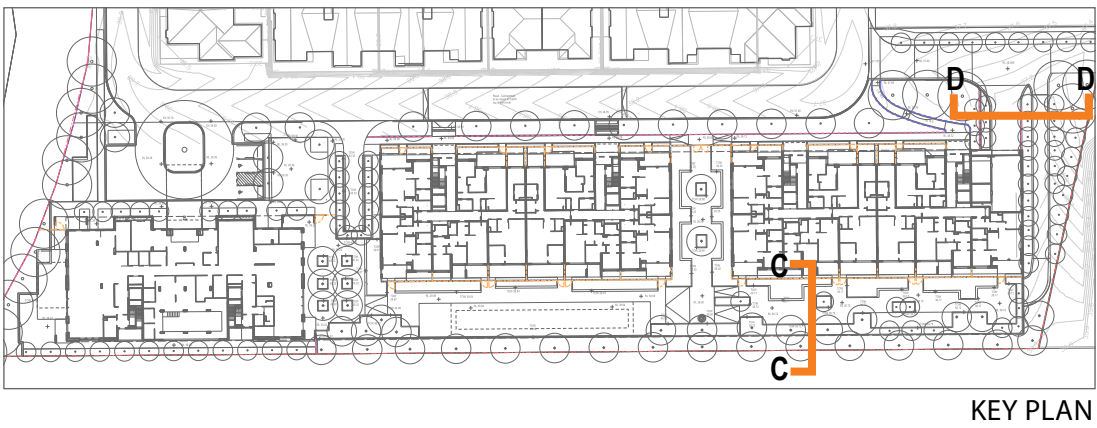
SECTION BB

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SECTION CC - 1:100 @A3



SECTION DD - 1:100 @A3

LEGEND

- Project boundary
- Low planters with sensory planting
- Blossom trees on axis
- Ramp handrail
- Courtyard fencing to architects detail
- Balustrade
- Medium flag tile paving
- Screen planting
- Timber seating wall
- Decorative soft fall area for excersice and active recreational activity
- 1m high planter bed for tree planting
- Moveable furniture
- Pergola structure
- Future feature artwork
- Synthetic lawn bowl green
- Feature fig tree at community centre entry
- Native buffer planting along lake edge
- Street tree planting
- Natural turf lawn
- Large flag tile paving
- Concrete footpath to Penrith City Council standard detail
- Small bosque of blossom trees with seating for community break out space
- Formal tree planting at driveway entry



Adjoining Page 16

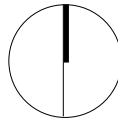


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LANDSCAPE CONCEPT PLAN 1 OF 2 (FINAL STAGE)

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LEGEND

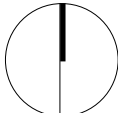
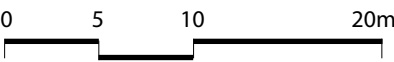
- Project boundary
- Low planters with sensory planting
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LANDSCAPE CONCEPT PLAN 2 OF 2 (FINAL STAGE)

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INDICATIVE MATERIALS PALETTE



1 Stone paving



2 Raised planters



3 Pergola



4 Synthetic turf bowls podium



5 Tree planting in raised planters



LEGEND

- Courtyard Fencing
- Tubular Fencing
- Black Palisade Fencing
- Black Palisade Fencing along Secrete Garden Dam
- Ramp handrail



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0 1 2 3 4 5 10m



INDICATIVE MATERIALS PALETTE



1 Permeable paving



2 Mature tree lined street



3 Tubular fencing



4 Courtyard fencing

LEGEND

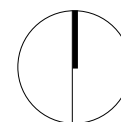
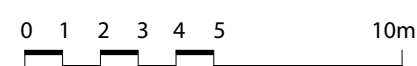
- Courtyard Fencing
 ----- Tubular Fencing
- Black Palisade Fencing
 ----- Black Palisade Fencing
along Secrete Garden Dam
- Ramp handrail



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DETAIL PLAN 2

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TREES



Angophora floribunda



Ficus rubiginosa



Lagerstroemia indica x l. fauriei



Syzygium australe 'Big Red'



Waterhousea floribunda



Acacia Implexa



Banksia Integrifolia

SHRUBS / GROUND COVERS



Acacia parramattensis



Burssaria spinosa



Kunzea ambigua



Liriope muscari 'Big Blue'



Viola Hederacea



Dichondra Repens



Dianella Longifolia



Hardenbergia Violacea



Indigofera australis



Lomandra multiflora



Myoporum parvifolium



Themeda australis

CLIMBERS



Dichondra argenta



Clematis glycinoides



Trachelospermum asiaticum



Pyrostegia venusta

CONCEPT PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	Height at Maturity	Pot Sizes
TREES				
Aim	Acacia implexa	hickory wattle	15m	75L
Afl	Angophora floribunda	rough-barked apple	30m	75L
Bin	Banksia integrifolia	Coast Banksia	15m	75L
Ere	Elaeocarpus reticulatus	Blueberry Ash	15m	75L
Eeu	Eucalyptus eugenioides	Thin-leaved Stringybark	30m	75L
Fru	Ficus rubiginosa	Port Jackson Fig	20m	75L
Lin	Lagerstroemia indica x l. fauriei	Sioux Crepe Myrtle	5m	75L
Pse	Prunus serrulata	Hill Cherry	10m	75L
Pus	Pyrus ussuriensis	Ussurian pear	9m	75L
Sau	Syzygium australe 'Big Red'	Lilypilly 'Big Red'	4m	75L
Tla	Tristaniopsis laurina	Water Gum	8m	75L
Wfl	Waterhousea floribunda	Weeping Lilli Pilli	8m	75L
SHRUBS & Ground Covers				
Apa	Acacia parramattensis	Parramatta Wattle	10m	200L
Bsp	Burssaria spinosa	Native Blackthorn	10m	200L
Dlo	Dianella longifolia	Pale Flax-lily	120mm	150mm
Dre	Dichondra repens	Kidney Weed	20mm	150mm
Hvi	Hardenbergia violacea	purple coral pea	300mm	200mm
Iau	Indigofera australis	Austral Indigo	200mm	200mm
Lmu 'Big'	Liriope muscari 'Big Blue'	Big Blue Lilyturf	500mm	200mm
Lmu	Lomandra multiflora subsp. multiflora	Many-flowered Mat-rush	50mm	150mm
Kam	Kunzea ambigua	Tick Bush	3m	150L
Mpa 'Yar'	Myoporum Parvifolium 'Yareena'	Myoporum Yareena	100mm	200mm
Tau	Themeda australis	kangaroo grass	50mm	150mm
Vhe	Viola Hederacea	Native Violet	200mm	150mm
Climbers				
Cgl	Clematis Glycinoides	Headache vine	5000mm	200mm
Pve	Pyrostegia venusta	Flame vine	200mm	200mm
Tas	Trachelospermum asiaticum	Star jasmine	300mm	200mm
Dar	Dichondra argenta	Silver Falls	200mm	200mm
Turf				
Ste sec	Stenotaphrum secundatum 'SS100'	Buffalo Palmetto	N/A	roll



Planter Boxes



Outdoor BBQ and Shelter



Softfall Outdoor Exercise Area



Tile Paving



Seating Benches



Stone Cladding Walls



Synthetic Turf



Corten Steel Signage with Lighting Feature



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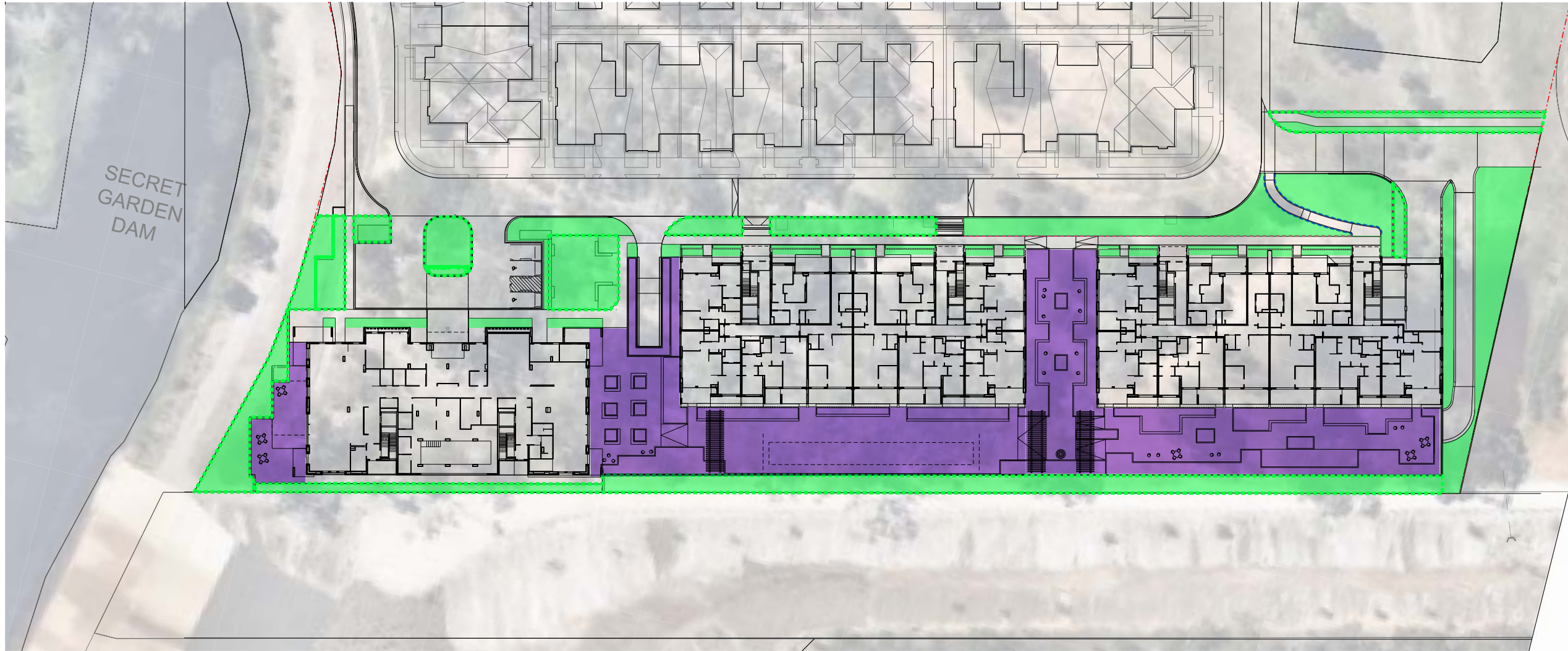


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MATERIAL PALETTE

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LEGEND:

Total area of site: 10,790 sqm

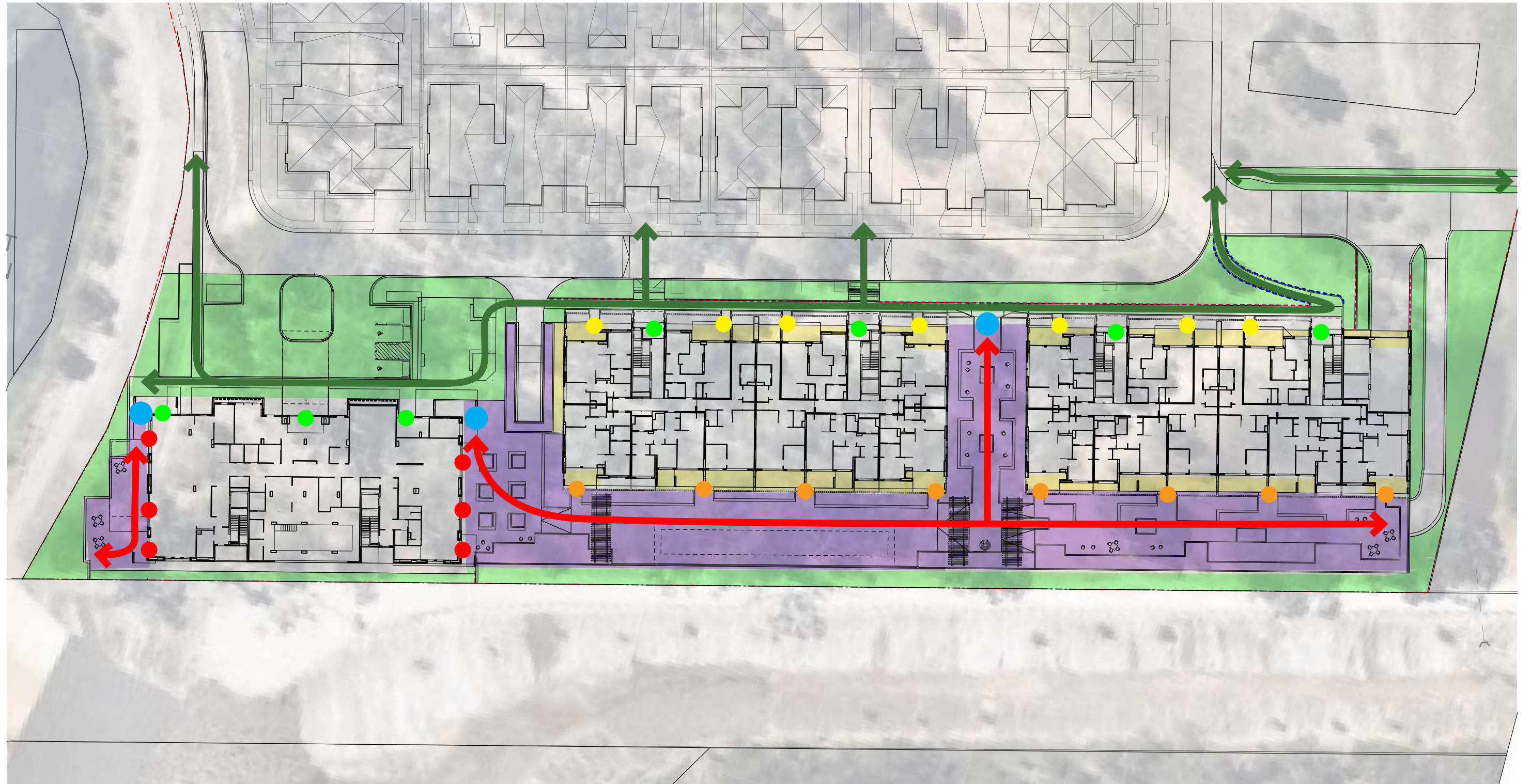
Deep Soil Zone

Total area of deep soil zone: 2,165 sqm
Approx. 20% of total site area

Open Space

Total area of open space: 2,485 sqm
Approx. 23% of total site area

Total area of outdoor space: 6,567 sqm
Approx. 61% of total site area



SPACE TYPE

- External Private Space
- External Communal Space
- Public Space

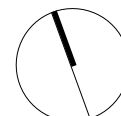
ACCESS TYPE

(all to AS accessibility requirements)

- Access from common internal space to External Communal Space
- Access from common internal spaces to Public Space
- Access from External Communal Space to Public Space via lockable gate
- Access from External Private Space to External Communal Space
- Access from External Private Spaces to Public Space
- Typical External Communal Space paths of travel
- Typical Public Space paths of travel



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ACCESS TO OUTDOOR COMMON SPACE

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Boundary Fencing (1.8m Black Palisade Fence)



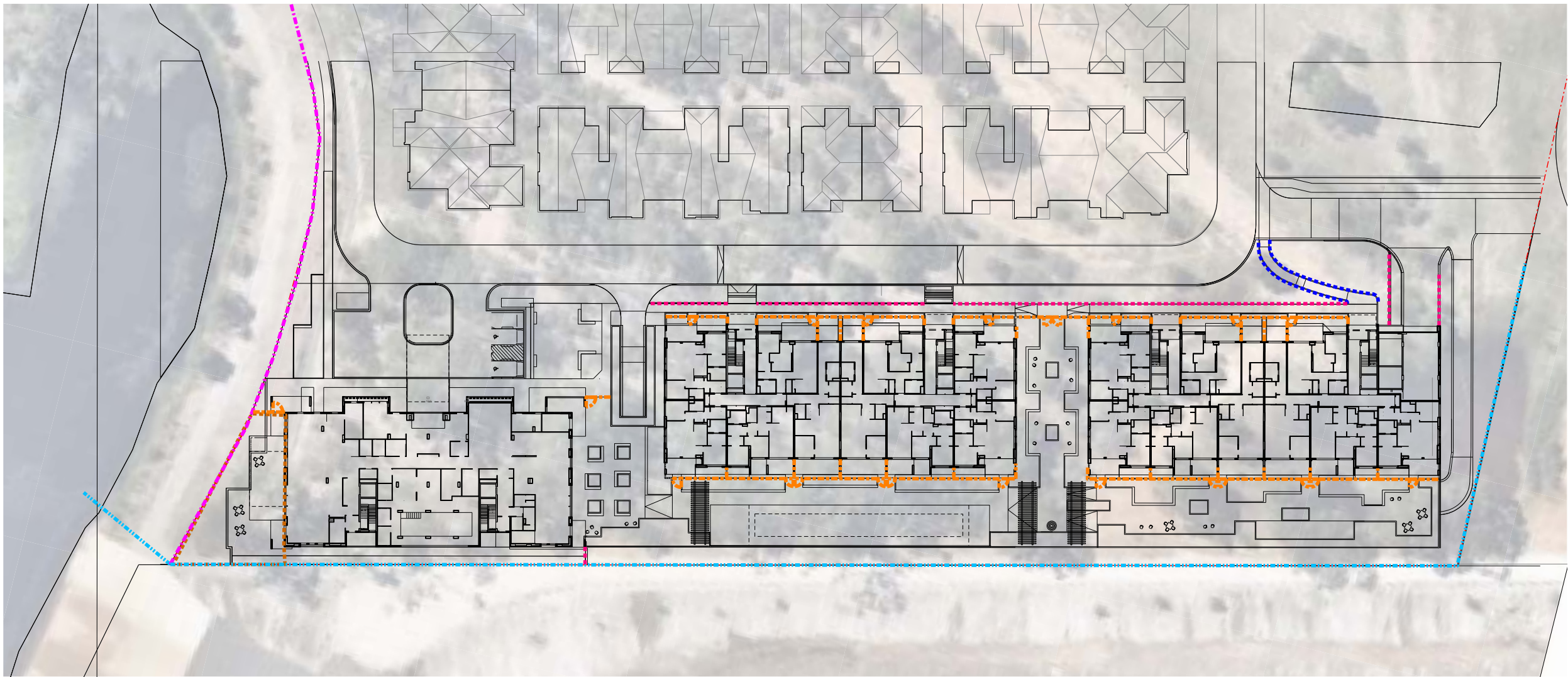
Tubular Fencing (1.2m Safety Fence)



Courtyard Fencing (1.2m Privacy Screening Fence)



Ramp handrail (1.2m Stainless Steel)



LEGEND

- Courtyard Fencing
(1.2m Privacy Screening installed on top of masonry wall)
- Black Palisade Fencing 1.8m
- Tubular Fencing (1.2m Safety Fence)
- Black Palisade Fencing 1.8m along Secrete Garden Dam
- Ramp handrail



LEGEND

--- Extent of Work for Stage 1

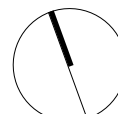


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0 5 10 20m



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STAGE 1 PLAN AND TEMPORARY LANDSCAPE

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PROJECT TEAM

CLIENT
LENDLEASE RETIREMENT LIVING

CONSULTANT TEAM

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Chak Chan - Project Landscape Architect
Cilla Jiao - Landscape Architect

of

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