

OATLANDS GOLF COURSE SENIORS HOUSING

LANDSCAPE ARCHITECTURAL REPORT

Issue: A

Date: 28.10.2021

**FOR:
OATLANDS GOLF CLUB**



OATLANDS
GOLF CLUB



AMENDMENTS

DATE	REVISION	AUTHOR
28.10.2021	A - Final Plan and Report	Liam Noble

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SURROUNDING LANDSCAPE

Bettington Road runs North-East to South-West, sloping away from the entry to Oatlands Golf Course. Residential properties align western side of Bettington Road. The verges are wide with footpaths, turf and mature trees, planting to East side. Power lines run along residential side.



Bettington Road looking North-East



Bettington Road looking South-West



Ellis Street looking North-West

EXISTING SITE

The site is located adjacent to Oatlands Golf Course with neighbouring residential properties to the south. Its current use is as a carpark, club house and holes 11, 12 & 18. The soil is mixed fill and slopes from North to South.

PROPOSED SITE PRINCIPLES

The sites have been laid out with the intension of creating a rich array of spaces for passive social recreation. From small quiet nooks to settle in with a book or a coffee to small group picnic areas to a larger open lawn area. In all cases the privacy and sanctuary of private residence's has been a priority. A simple robust material palette has been engaged with a view to minimising environmental impacts through longevity and with minimum required upkeep.

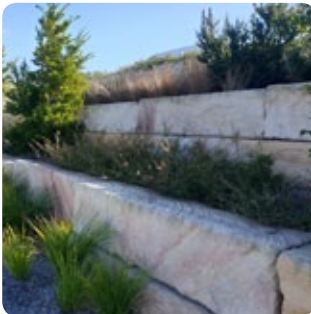


Landscape plan. Refer concept package, drawing SK-2138-01

MATERIALITY

Apart from proprietary items such as picnic tables the landscape pallet consists of cut sandstone logs (1500x500x500mm), Corten steel sheet, formed in situ concrete walling, interlocking concrete unit paving to road/ share way. Poured concrete paths to primary pedestrian access and stabilised semi permeable aggregates to secondary pedestrian areas. As well as being a locally sourced natural material the sandstone logs are very durable and naturally appealing. They will be used in a sculptural arrangement while also acting as playful element for children and adults alike. They are very simple to install and bring form to the landscape. The Buffer planting between building footprint and public access ways is contained by a low retaining wall than changes height to allow access to private courtyards as though you are walking through continuous garden rather than creating gaps. The concrete sections of the wall are also used as a passive seating edge where possible, where the wall moves to within a determined distance of private courtyards the wall face turns to Corten steel to allow greater soil volume and discourage sitting or leaning by passing pedestrians. Given the fluid forms of the plan the decision was taken to pour the paving the minimise cutting of unit paving.

INDICATIVE MATERIALS PALETTE



Sandstone logs



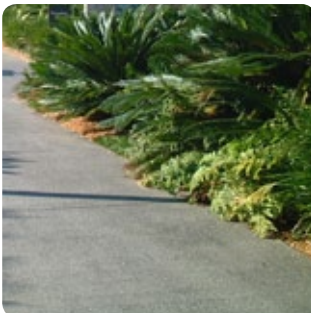
Corten steel sheet



In situ concret wall



Concrete unit paving



Poured concrete path



Semi permeable path



Informal path



Concrete furniture

MAINTENANCE

As outlined above all materials and plant species are selected for the suitability to the local Environment/ authority recommendations and proposed usage to maximise resilience to conditions and minimise the ongoing maintenance and carbon footprint.

PLANTING

The planting across all sites is selected largely for being locally native species contributing to the preservation of local ecosystems and minimising ongoing maintenance by the species being adapted to local conditions. In some instances, non-native specimens are selected for practical or ornamental qualities. Some mid-level buffer/ screen planting is utilised where necessary to preserve the privacy of residents. Generally, across the public accessible areas the strategy is to plant a range of mid to low specimens and ground covers that allow open site lines and good passive surveillance of the site. These open site lines are sometimes embellished with feature specimens. And a clean trunk tree canopy is extended over the site wherever possible providing ample summer shade. This is punctuated in places with deciduous species to allow winter light in key areas. Of course, there is also the open fair-weather lawn area.

SELECTION OF TREE IMAGES *(For a complete schedule refer to addenda at end of report)*



Harpullia pendula



Pistacia chinensis



Stenocarpus sinuatus



Waterhousea floribunda

SELECTION OF PLANT IMAGES *(For a complete schedule refer to addenda at end of report)*



Beschorneria yuccoides



Ficinia nodosa



Hardenbergia violacea



Hesperaloe parviflora



Kniphofia 'Royal Standard'



Pandorea jasminoides



Tulbaghia violacea



Viola hederacea

ACCESS AND UTILITY

Across the site the layout is intended to create clear and self-evident wayfinding. From the hierarchy of path sizes to the subtle use of paving colour changes. Poured concrete exposed aggregate paths are set out in 2 tones throughout the primary access areas. The recreational path layouts pass through the extensive planted areas and tree canopy and are laid out to reveal a constantly changing view line to planting elements and across the site. These paths also allow full maintenance access and passive surveillance around the site.

Arriving at the site as a pedestrian you are presented with a garden entry the path systems are integrated directing you to the main Club building or into a series of small side paths or seating areas. The primary avenue approach is proposed to be planted with a combination of large evergreen ornamental trees providing ample summer shade and smaller deciduous trees that will reinforce the sense of the avenue and allow greater winter light into the central areas. Upon entering the main gate from Bettington Road you are drawn along the treed avenue to the mounded planted island at the east end adjacent the Club Lobby. It is proposed that the island is a combination of large shade trees select feature planting and large (2m) locally sourced arranged stones.

Within the site the main communal open spaces are located centrally to the south of the Club building and is linked across the site by garden walkways. A perfectly sheltered sanctuary with large shade trees, cooling layered gardens and built form to buffer summer winds. In all cases the lawns are fully accessible and intended for passive recreation use. The lawn areas are set out such that passive surveillance is maintained while a relative level of privacy is achievable in different areas. These areas also allow for multiple and varying group sizes to use the site concurrently. Further the lawns and adjoining areas are furnished with incidental wall seating to the south there is the 'summer' gardens. A series of more sheltered equal access walking paths, seating, and ornamental gardens.

LIGHTING

Apart from the required safety and access lighting requirements it is envisaged that the passive recreational communal paths and areas could be provided with some additional ambient lighting. And particularly the Tree Avenue approach to the Club and the island planting would benefit from additional ambient lighting consideration.

PROPOSED INDICATIVE TREE SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
TREES				
Bi	<i>Banksia integrifolia</i>	Coast Banksia	100L	A.S.
Cv	<i>Callistemon viminalis</i>	Weeping Bottlebrush	100L	A.S.
Ee	<i>Elaeocarpus eumundi</i>	Smooth-leaved quandong	100L	A.S.
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	100L	A.S.
Hp	<i>Harpullia pendula</i>	Tulipwood	100L	A.S.
Ht	<i>Hibiscus tiliaceus</i>	Sea Hibiscus	100L	A.S.
Mg	<i>Magnolia grandiflora</i>	Bull Bay Magnolia	100L	A.S.
Me	<i>Magnolia grandiflora</i> 'Exmouth'	Magnolia Exmouth	100L	A.S.
Ma	<i>Melia azedarach</i>	Chinaberry	100L	A.S.
Pc	<i>Pistacia chinensis</i>	Chinese Pistachio	100L	A.S.
Pm	<i>Polyscias murrayi</i>	Pencil Cedar	100L	A.S.
Rp	<i>Robinia pseudoacacia</i> 'Frisia'	Robinia Pink	100L	A.S.
Ss	<i>Stenocarpus sinuatus</i>	Firewheel Tree	100L	A.S.
Sp	<i>Syzygium paniculatum</i>	Lilly Pilly	100L	A.S.
TI	<i>Tristaniaopsis laurina</i>	Water Gum	100L	A.S.
Wf	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	100L	A.S.

PROPOSED INDICATIVE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
SHRUBS & GROUNDCOVERS			
<i>Aloe arborescens</i>	Candelabra Aloe	5L	0.4m
<i>Aphanopetalum resinosum</i>	Gum Vine	5L	0.6m
<i>Bamboo sp.</i>	Bamboo	45L	0.6m
<i>Banksia oblongifolia</i>	Fern-Leaved Banksia	25L	0.8m
<i>Banksia robur</i>	Swamp Banksia	25L	0.8m
<i>Beschorneria yuccoides</i>	Mexican Lily	5L	0.7m
<i>Blechnum nudum</i> 'Silver Lady'	Silver Lady Fern	150mm	0.5m
<i>Brachyscome angustifolia</i>	Rock Daisy	150mm	0.3m
<i>Convolvulus mauritanicus</i>	Rock Morning Glory	5L	0.5m
<i>Correa alba</i> 'Dusky bells'	Dusky Bells Correa	25L	0.6m
<i>Dianella caerulea</i> 'Breeze'	Breeze Flax Lily	150mm	0.4m
<i>Dianella</i> 'Silver Streak'	Silver Streak Flax Lily	150mm	0.4m
<i>Dichondra repens</i>	Kidney Weed	150mm	0.25m
<i>Dillwynia parvifolia</i>	Small Parrot-Pea	150mm	0.3m
<i>Doryanthes excelsa</i>	Gynea Lily	45L	1m
<i>Epacris longiflora</i>	Fuchsia Heath	5L	0.6m
<i>Eriostemon australasius</i>	Pink Wax Flower	5L	0.8m
<i>Gaura lindheimeri</i>	Butterfly Blush	150mm	0.5m
<i>Grevillea gaudi chaudi</i>	Grevillea Gaudi Chaudi	5L	0.7m
<i>Grevillea juniperina</i>	Juniper-Leaved Grevillea	5L	1m
<i>Grevillea magnifica</i>	Grevillea Pink Pokers	5L	1m
<i>Grevillea</i> 'Bronze Rambler'	Grevillea Bronze Rambler	5L	0.7m
<i>Hardenbergia violacea</i>	Purple Coral Pea	5L	0.8m
<i>Hardenbergia violacea</i> 'Meema'	Meema Hardenbergia	5L	0.5m

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PLANT SCHEDULE

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BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
<i>Hardenbergia violacea</i> 'Happy Wanderer'	Happy Wanderer Hardenbergia	5L	0.8m
<i>Hesperaloe parviflora</i>	Red Yucca	5L	0.6m
<i>Hibbertia scandens</i>	Guinea Flower	5L	0.5m
<i>Ficinia nodosa</i>	Knobby Club-Rush	150mm	0.5m
<i>Grevillea juniperina</i>	Juniper-Leaf Grevillea	5L	1m
<i>Kniphofia</i> 'Royal Standard'	Red Hot Poker	5L	0.6m
<i>Leptospermum polygalifolium</i>	Tantoon	25L	1.5m
<i>Leucopogon lanceolatus</i>	Lance Beard-Heath	5L	0.8m
<i>Lomandra confertifolia</i>	Lomandra	150mm	0.2m
<i>Lomandra hystrix</i>	Slender Mat Rush	5L	1m
<i>Lomandra longifolia</i>	Native Violet	5L	0.6m
<i>Loropetalum chinense</i> 'China Pink'	Pink Fringe Flower	5L	150mm
<i>Macrozamia spiralis</i>	Cycad	300mm	1m
<i>Miscanthus sinensis</i> 'Variegatus'	Variegated Japanese Flower	5L	0.8m
<i>Myoporum parvifolium</i>	Creeping Boobialla	150mm	0.5m
<i>Pandorea jasminoides</i>	Bower Vine	5L	0m
<i>Pandorea pandorana</i>	Wonga Wonga Vine	5L	0m
<i>Pennisetum alopecuroides</i>	Swamp Foxtail	5L	0.8m
<i>Sedum rubrotinctum</i>	Jelly-bean Plant	150mm	0.3m
<i>Senecio serpens</i>	Blue Chalk Sticks	150mm	5m
<i>Strelitzia juncea</i>	Rush-Leaved-Strelitzia	25L	0.8m
<i>Strelitzia nicolai</i>	Giant Bird of Paradise	45L	0m
<i>Strelitzia reginae</i>	Bird of Paradise	25L	0.8m
<i>Themeda australis</i>	Kangaroo Grass	150mm	0.4m
<i>Tulbaghia violacea</i>	Society Garlic	150mm	0.2m
<i>Viola hederacea</i>	Australian Native Violet	150mm	0.25m