

OPAL ST CLAIR

94-100 EXPLORERS WAY, ST CLAIR NSW

LANDSCAPE ARCHITECTURE

DEVELOPMENT APPLICATION

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LA000	COVER SHEET
LA001	DESIGN APPROACH
LA100	LANDSCAPE MASTER PLAN
LA101	MELALEUCA COURTYARD
LA102	TREE TOP AND SPRINGTIME COURTYARDS
LA103	GUMNUT GARDEN
LA104	PAPERBARK COURTYARD
LA105	ENTRY GARDEN
LA201	PLANTING PLAN 1
LA202	PLANTING PLAN 2
LA203	PLANTING PLAN 3
LA204	PLANTING PLAN 4
LA300	SECTIONS
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LA400	TREE RETENTION AND REMOVAL PLAN
LA500	PLANT SCHEDULE
LA600	LANDSCAPE DETAILS
SK300	LOADING DOCK LANDSCAPE TREATMENT

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. 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. Functionally this area will provide the opportunity for passive recreation for residents, Opal team members and families of the site.

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



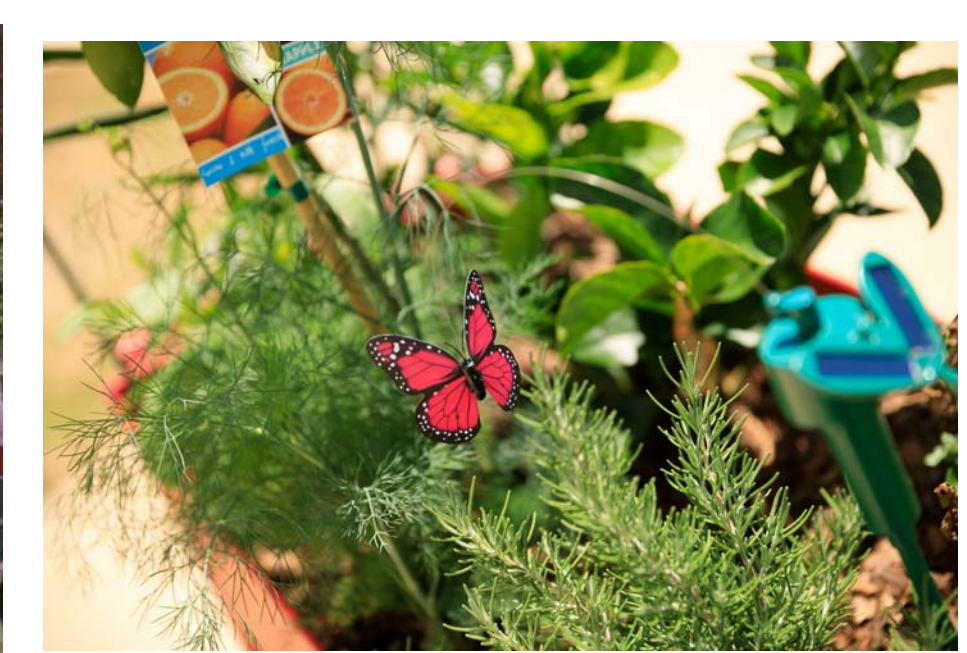
## DESIGN PRINCIPLE 2 LANDSCAPE TO BOUNDARIES+ STREET SCAPE

- 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

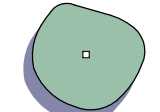
LANDSCAPE MASTER PLAN

OPAL ST CLAIR  
DEVELOPMENT APPLICATION

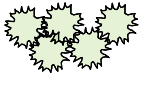
LEGEND:




Site Boundary




Proposed Evergreen Trees




New Shrub




Planting area




Artificial Turf




Coloured Concrete Paving



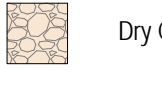
Decomposed granite




Proposed Feature Tree



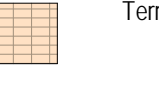
New Palm / Fern



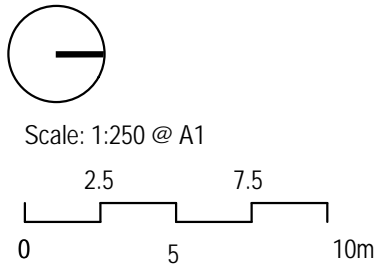
Dry Creek Bed



Timber Decking



Terraces



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CLIENT: OPAL AGED CARE  
SCALE: 1:250  
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DRAWN: ND

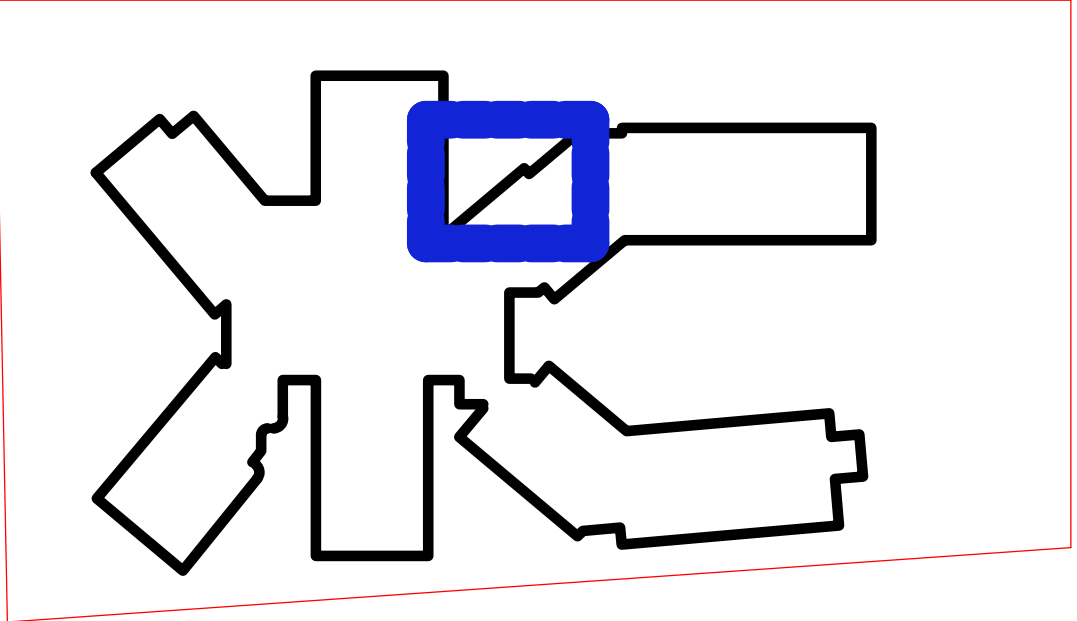
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JOB NO.: 20-0275  
DESIGNED: ND

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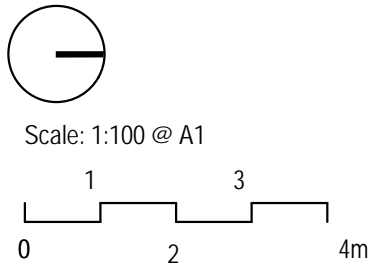
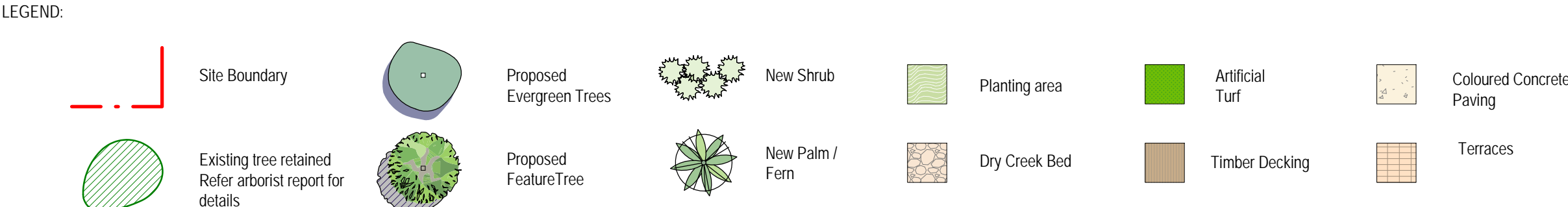


KEY PLAN

## Design notes

- 1 Paving with loose furniture and shade structure over
- 2 Timber and steel pergola (Waterproof cover)
- 3 Water feature in Lawn
- 4 Feature deciduous tree
- 5 Layered screen planting
- 6 Fixed cantilevered umbrella
- 7 Layered screen planting of native trees, shrubs and groundcovers to boundary

## OPAL ST CLAIR DEVELOPMENT APPLICATION

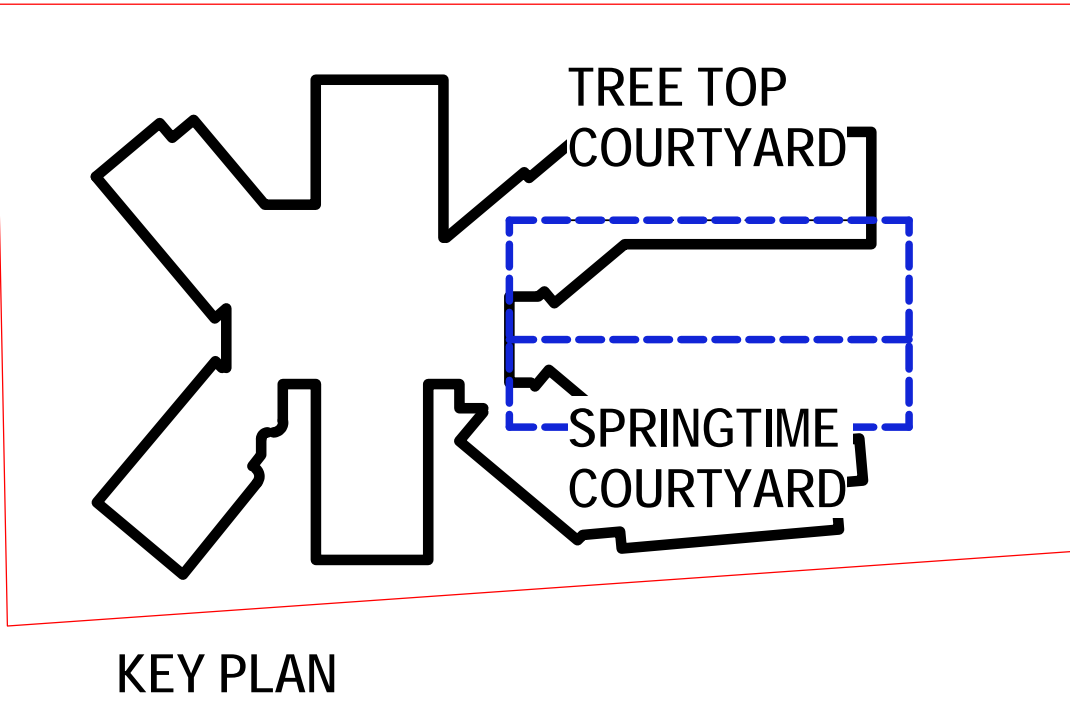


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Design notes

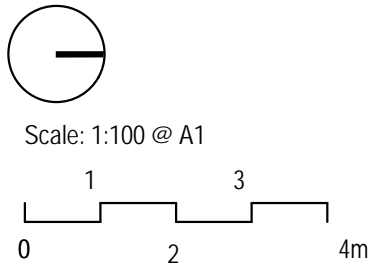
- 1 Open deck with loose furniture
- 2 Timber and steel pergola (Waterproof cover)
- 3 Active water feature
- 4 Feature deciduous tree
- 5 Layered screen planting to provide visual screening to private terraces and fencing
- 6 Multi-purposed areas with variety of activities for residents (e.g vegetable gardens, activity walls and potting shed)

TREE TOP AND SPRINGTIME COURTYARDS

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DEVELOPMENT APPLICATION

LEGEND:

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

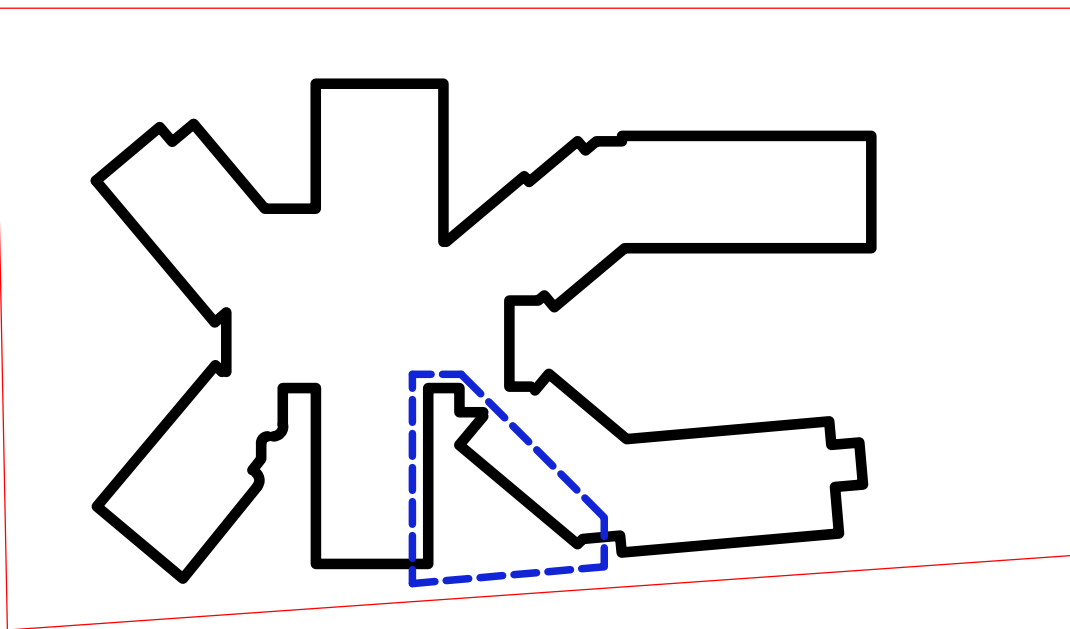


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KEY PLAN

## 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

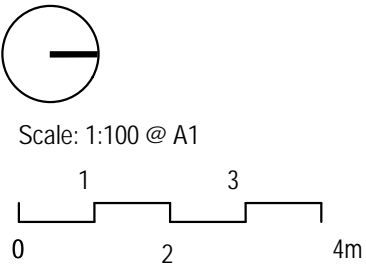
5 Layered screen planting

6 Veggie garden

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DEVELOPMENT APPLICATION

LEGEND:

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

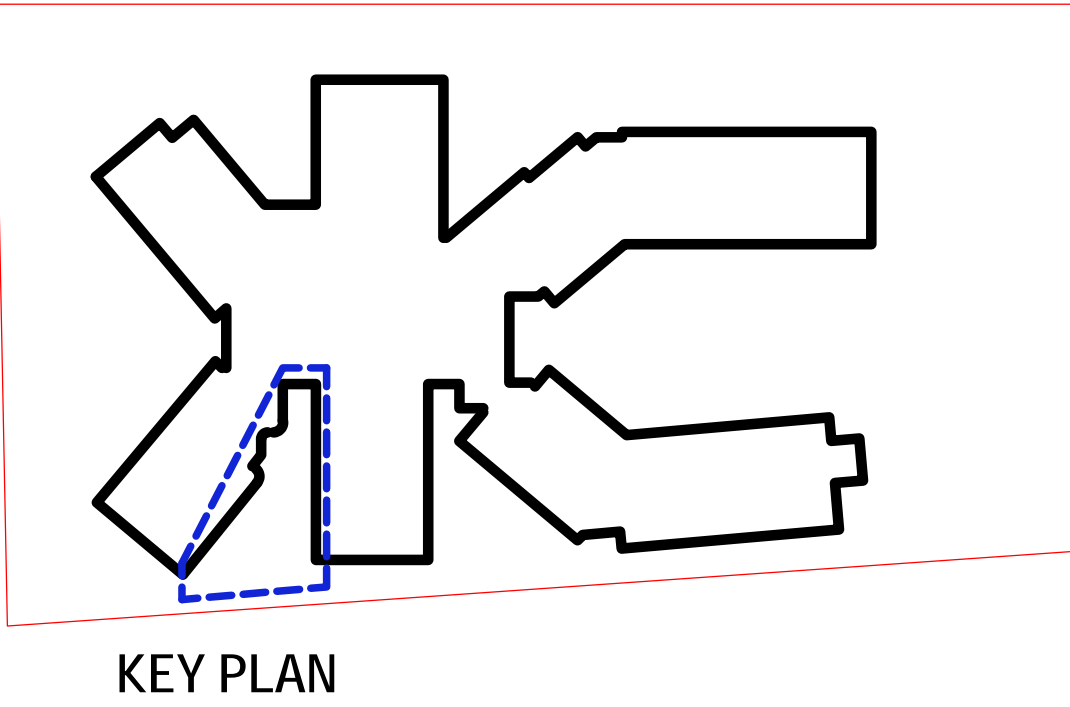


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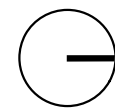
## Design notes

- 1 Spill out Cafe seating area
- 2 Children 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

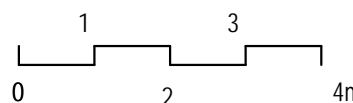
## OPAL ST CLAIR DEVELOPMENT APPLICATION

### LEGEND:

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



Scale: 1:100 @ A1



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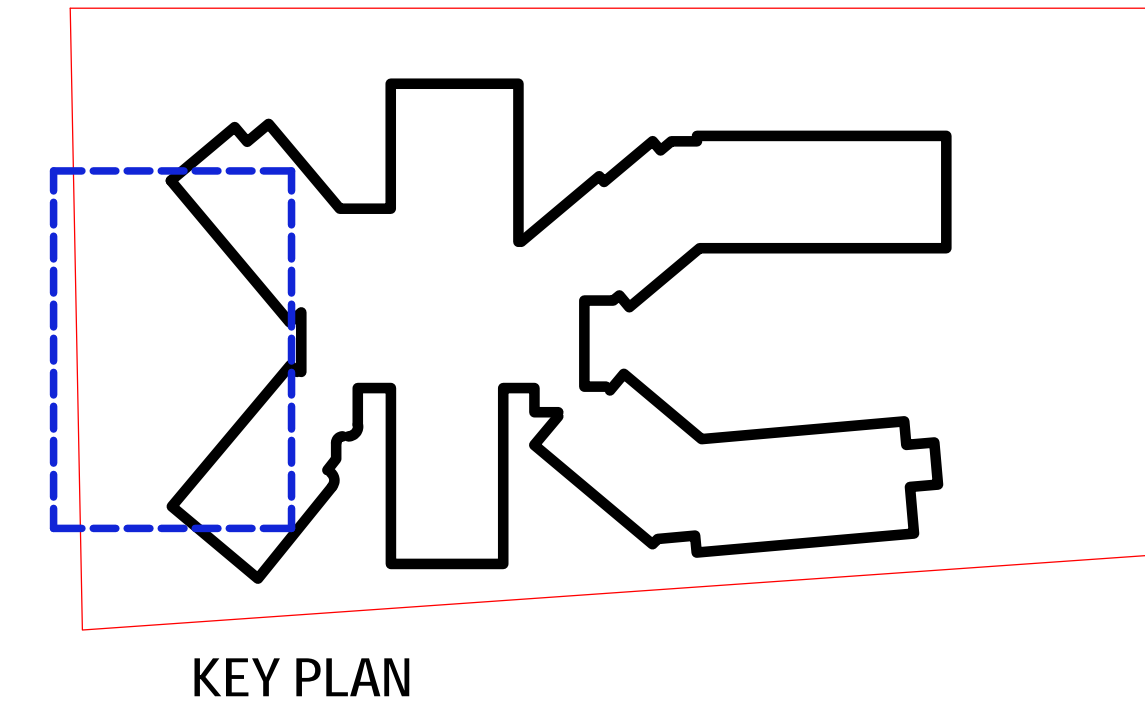
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KEY PLAN



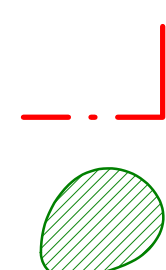
## Design notes

- 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

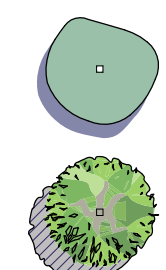
## ENTRY GARDEN

## OPAL ST CLAIR DEVELOPMENT APPLICATION

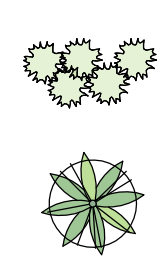
### LEGEND:



Site Boundary



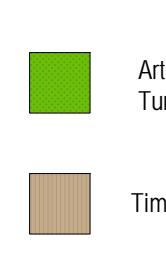
Proposed Evergreen Trees



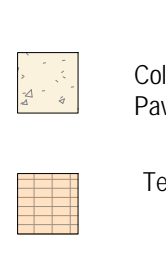
New Shrub



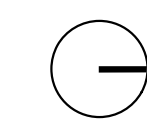
Planting area



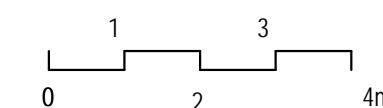
Artificial Turf



Coloured Concrete Paving



Scale: 1:100 @ A1



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CLIENT: OPAL AGED CARE  
SCALE: As Shown  
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DRAWN: ND  
REV: B  
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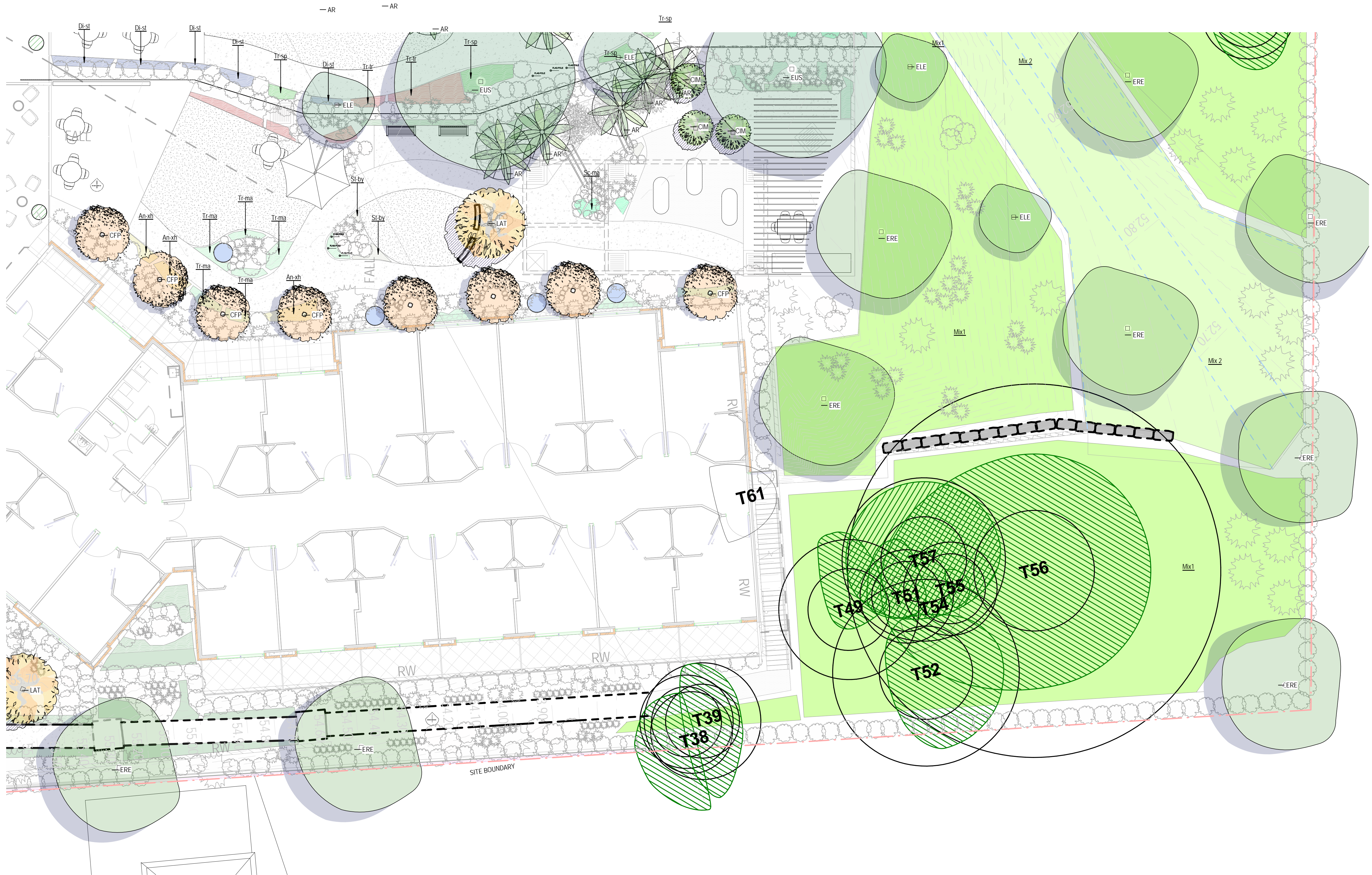






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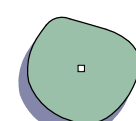
PLANTING PLAN 3

OPAL ST CLAIR  
DEVELOPMENT APPLICATION

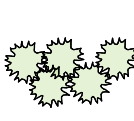
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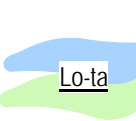
Proposed Evergreen Trees



New Shrub

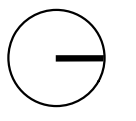


Planting area



Groundcover area

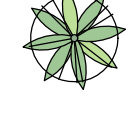
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Existing tree retained  
Refer arborist report for details



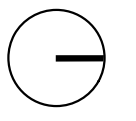
Proposed FeatureTree



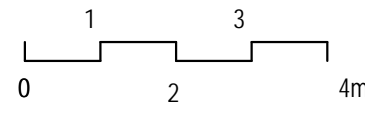
New Palm / Fern



Artificial Turf



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CARPARK AND  
INTERNAL DRIVEWAY  
TO ENGINEERS'  
DETAILS



## PLANTING PLAN 4

### OPAL ST CLAIR DEVELOPMENT APPLICATION

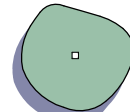
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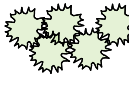
Existing tree retained  
Refer arborist report for  
details



Proposed  
Evergreen Trees



Proposed  
FeatureTree



New Shrub



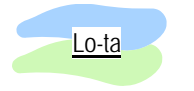
New Palm /  
Fern



Planting area

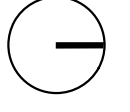


Artificial Turf

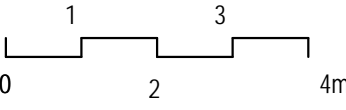


Groundcover area

REFER TO LA500 FOR PLANT SCHEDULE



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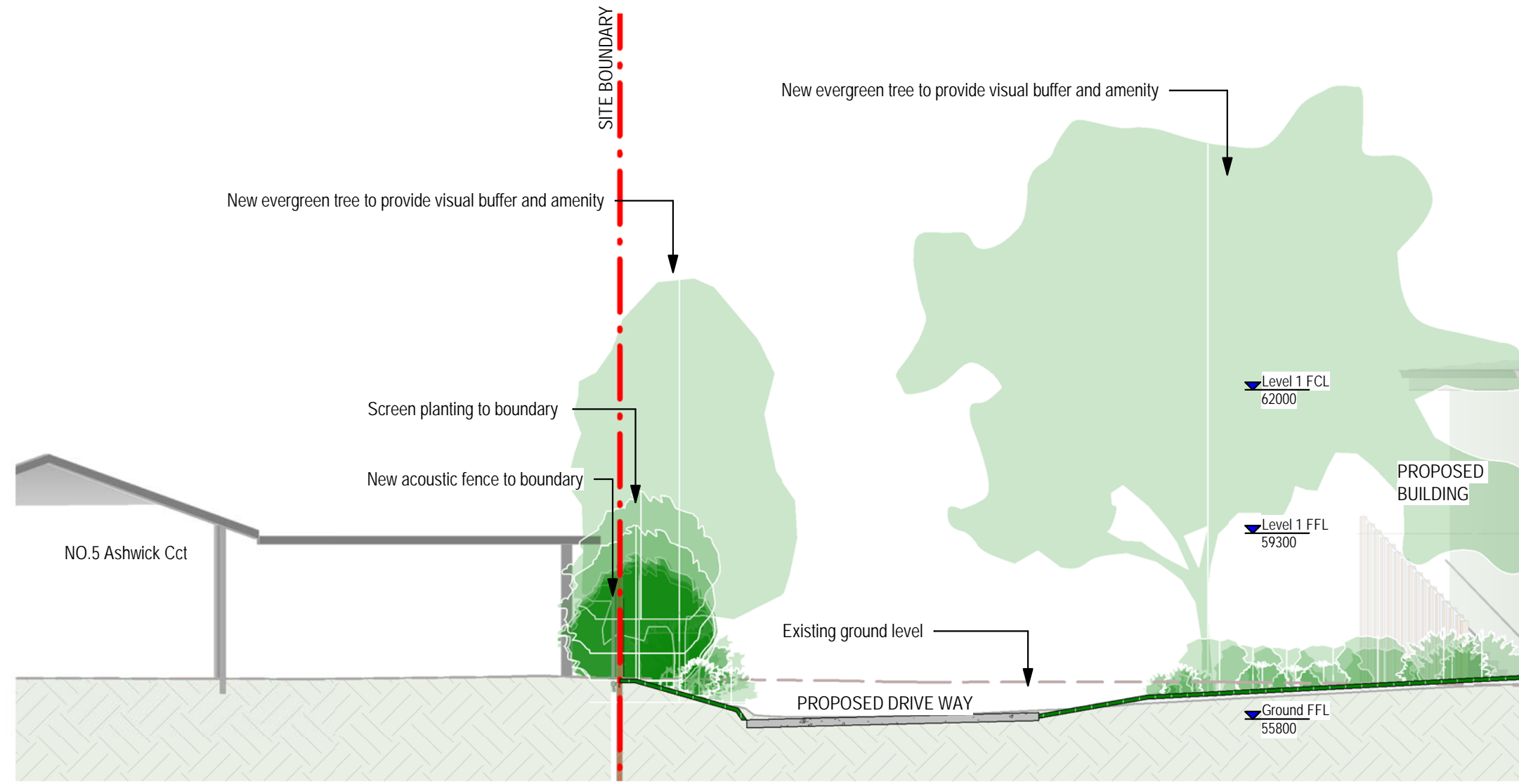
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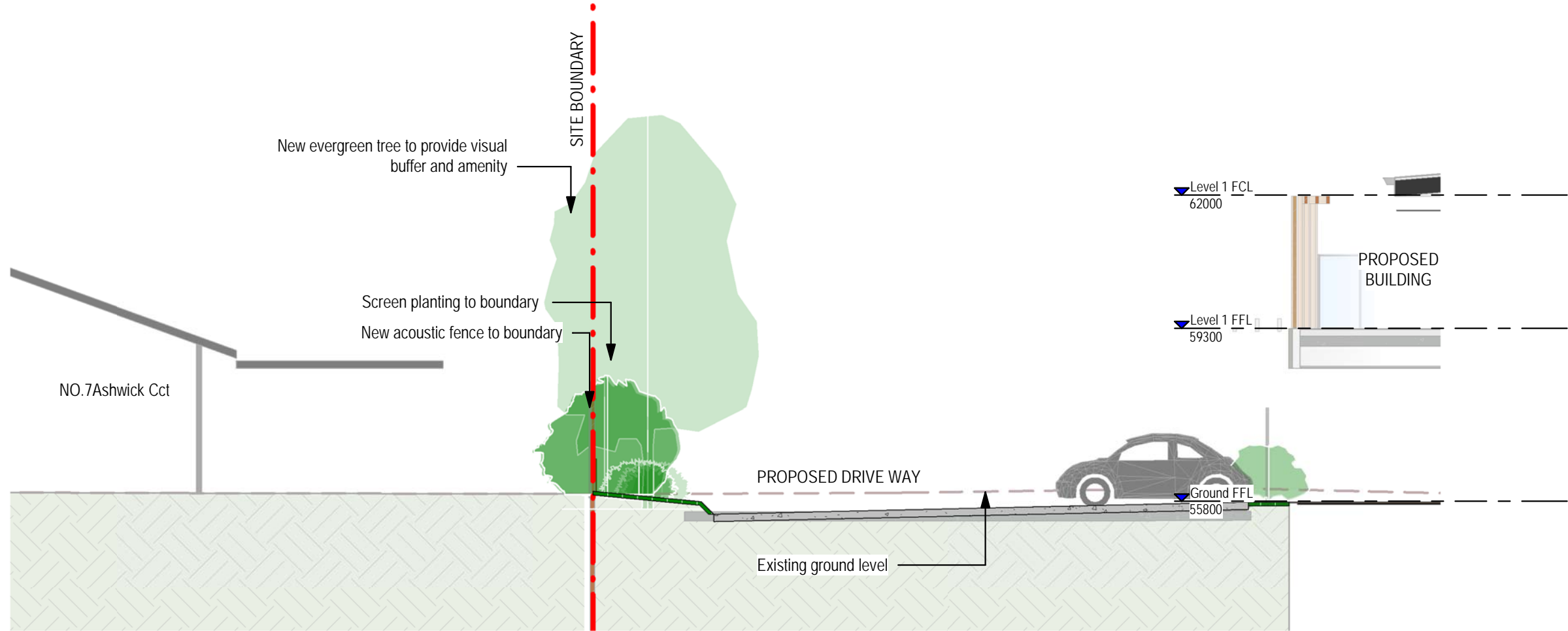
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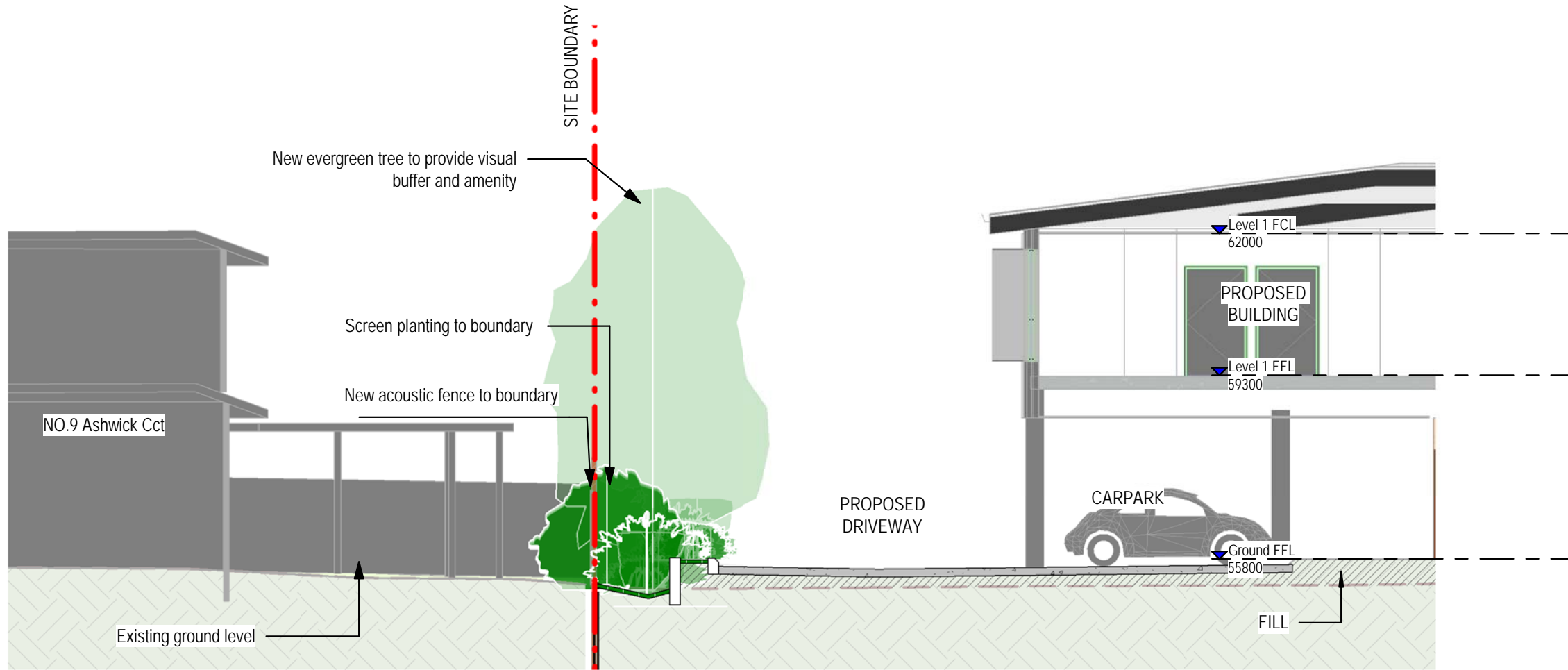
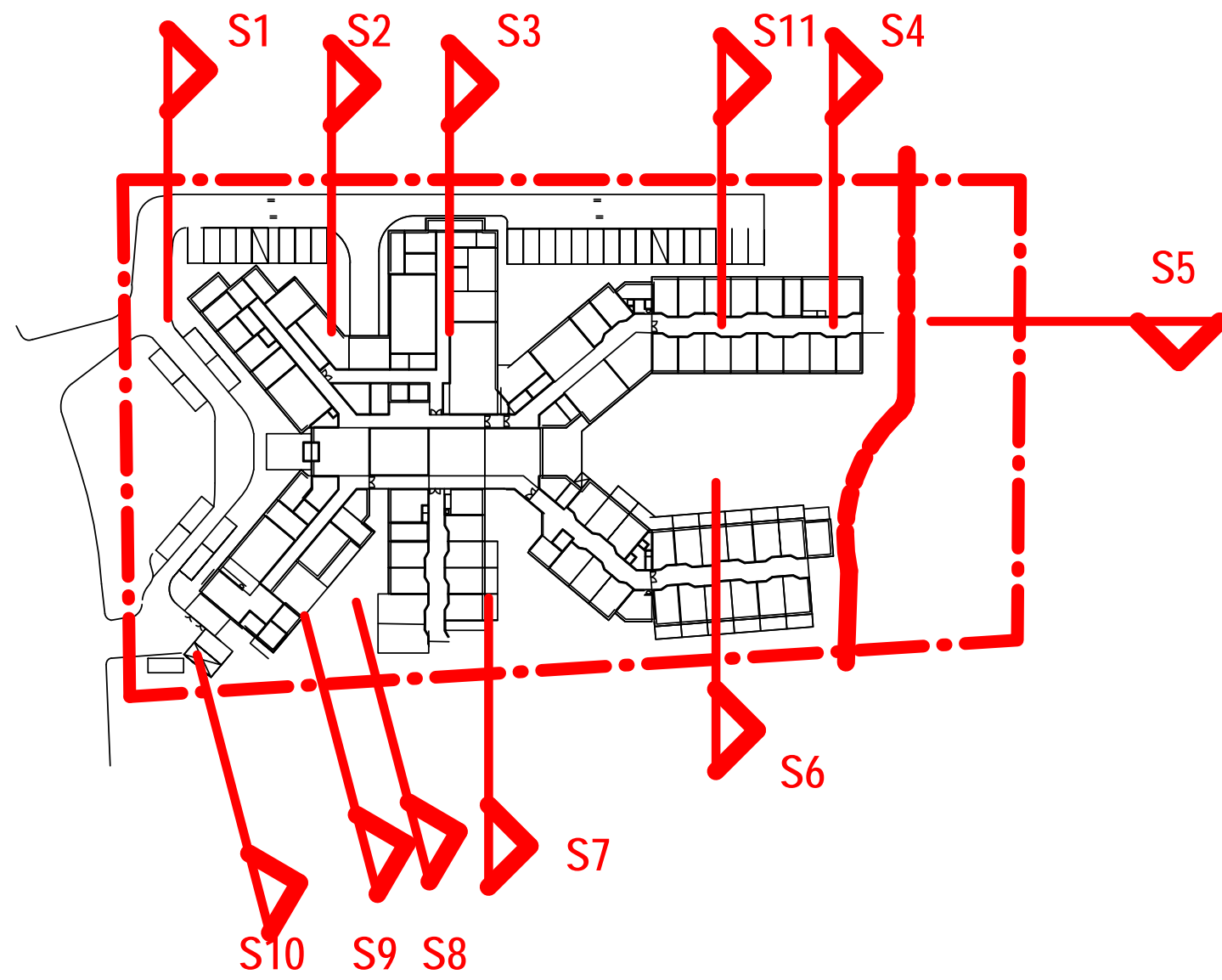




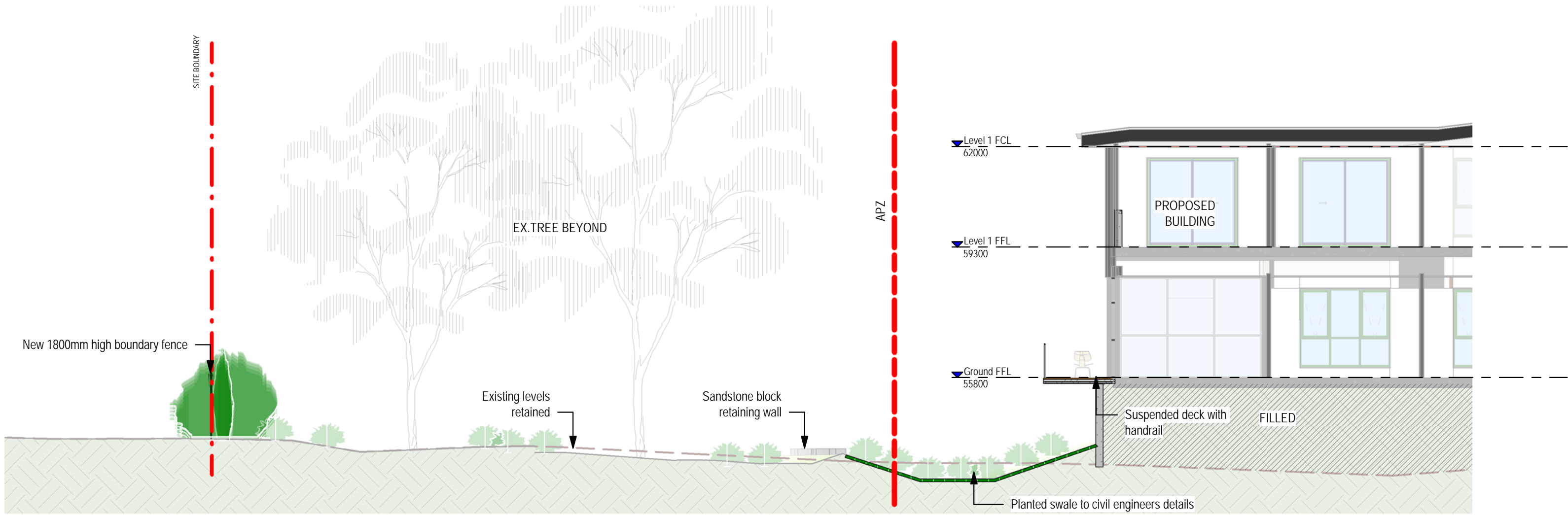
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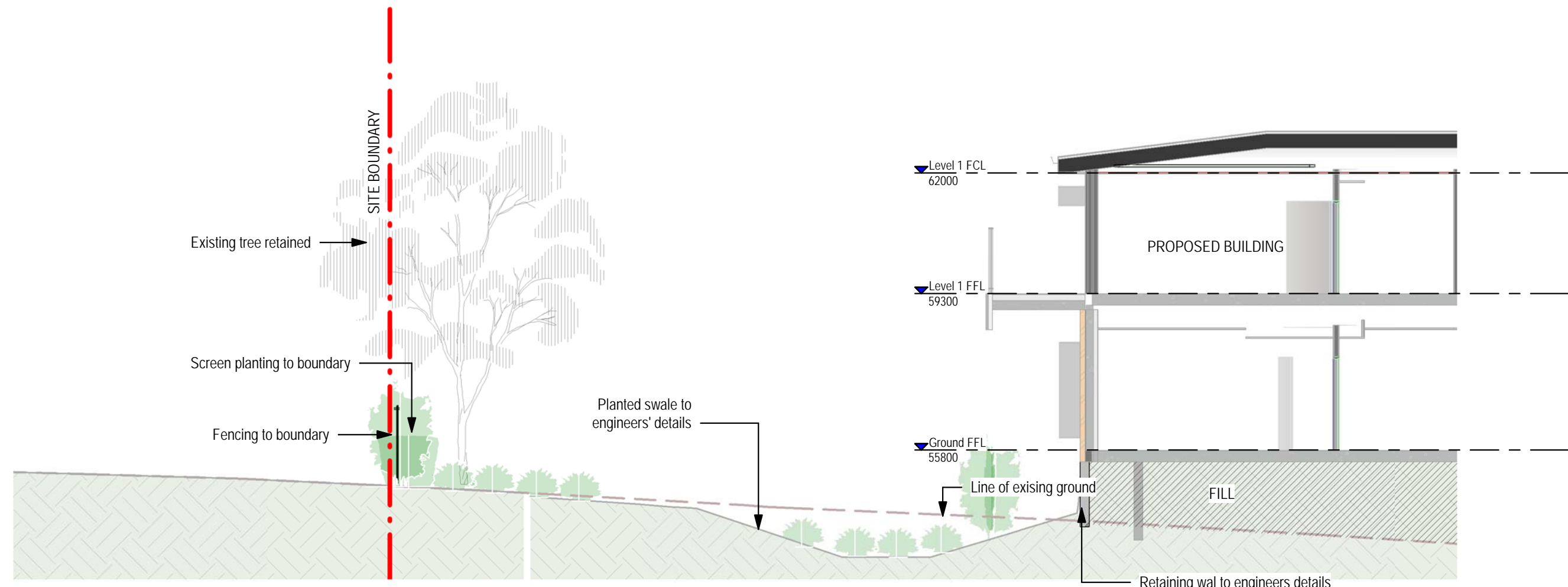
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3 S3  
1 : 100



5 S5  
1 : 100



4 S4  
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## SECTIONS

# OPAL ST CLAIR

## DEVELOPMENT APPLICATION

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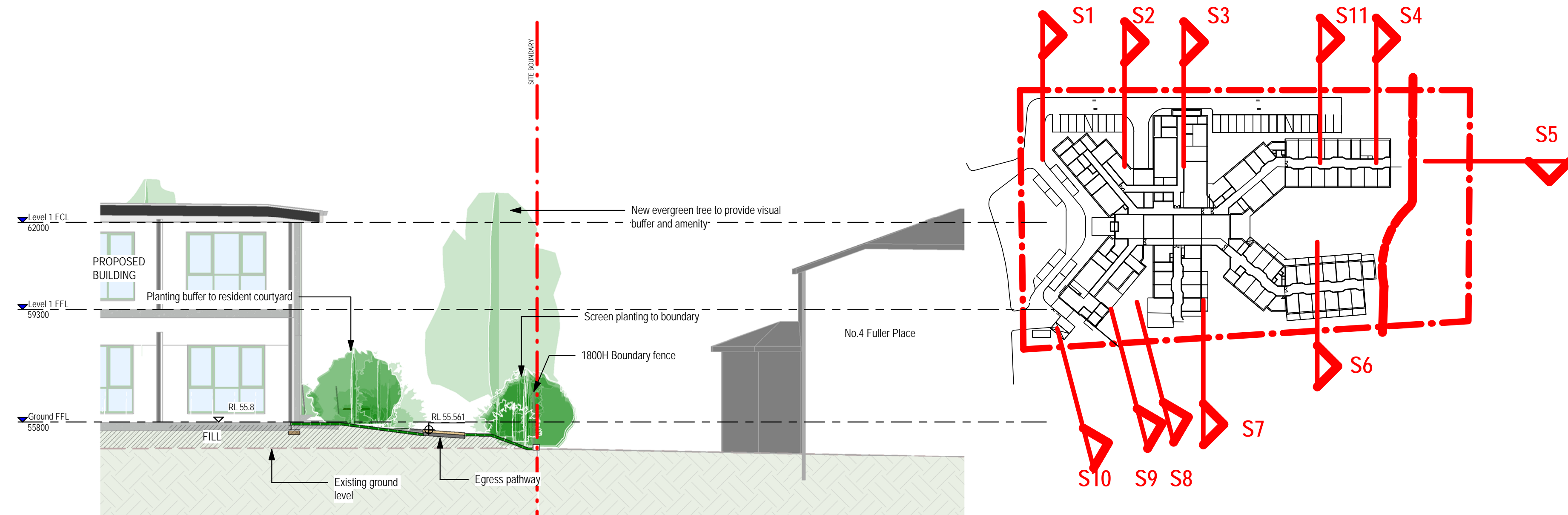
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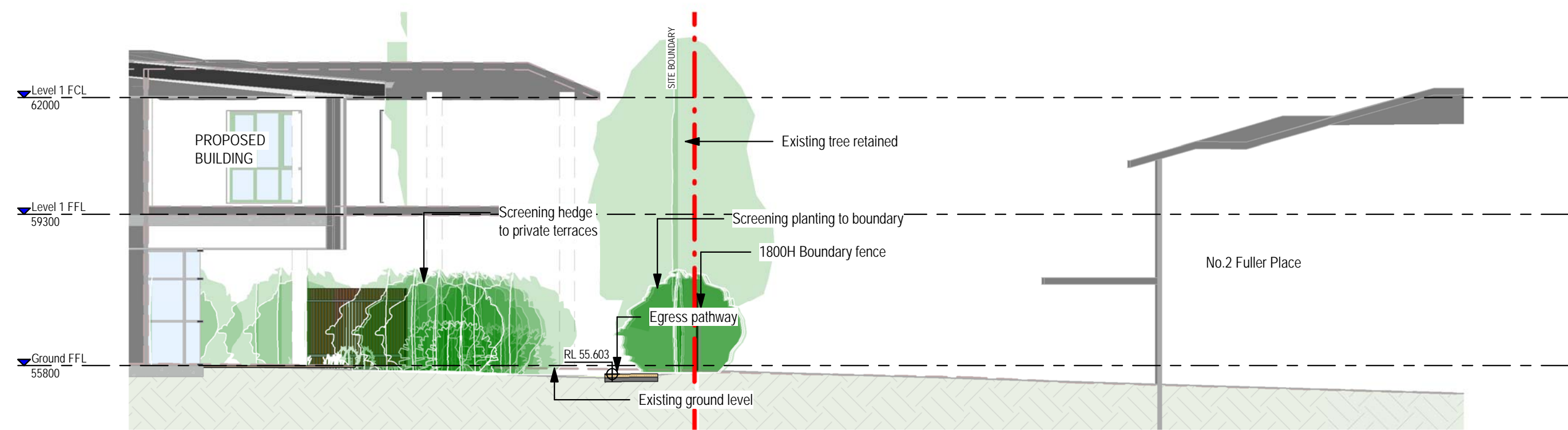
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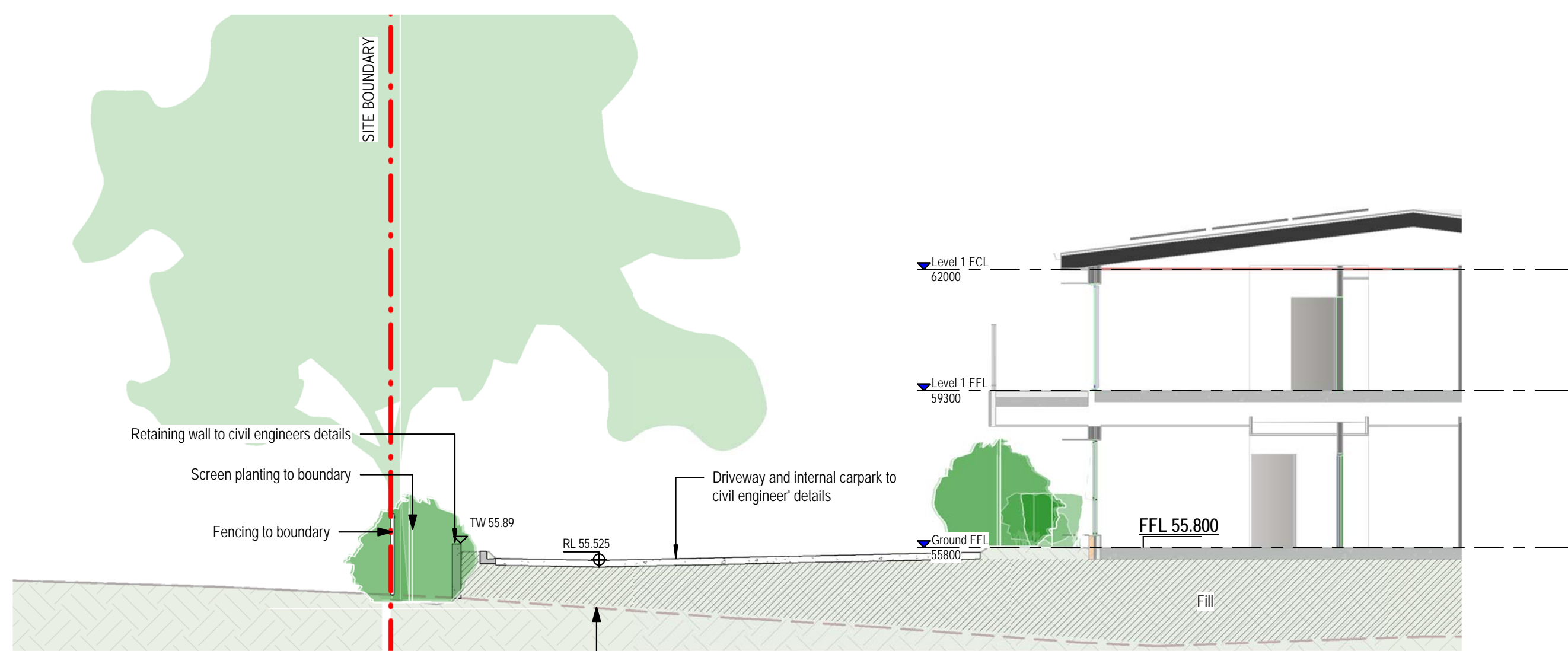




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4 S9  
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6 S11  
1 : 100

LEGEND:

ISSUE: FOR DA  
CLIENT: OPAL AGED CARE REV: A  
SCALE: 1:100 CHECKED: AL  
DATE: 18/05/2021 JOB NO.: 20-0277  
DRAWN: ND DESIGNED: ND  
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DRAWING: LA301 REV: A

**TaylorBrammer**

TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD  
SYDNEY STUDIO

218 OXFORD STREET  
WOOLLAHRA NSW 2025

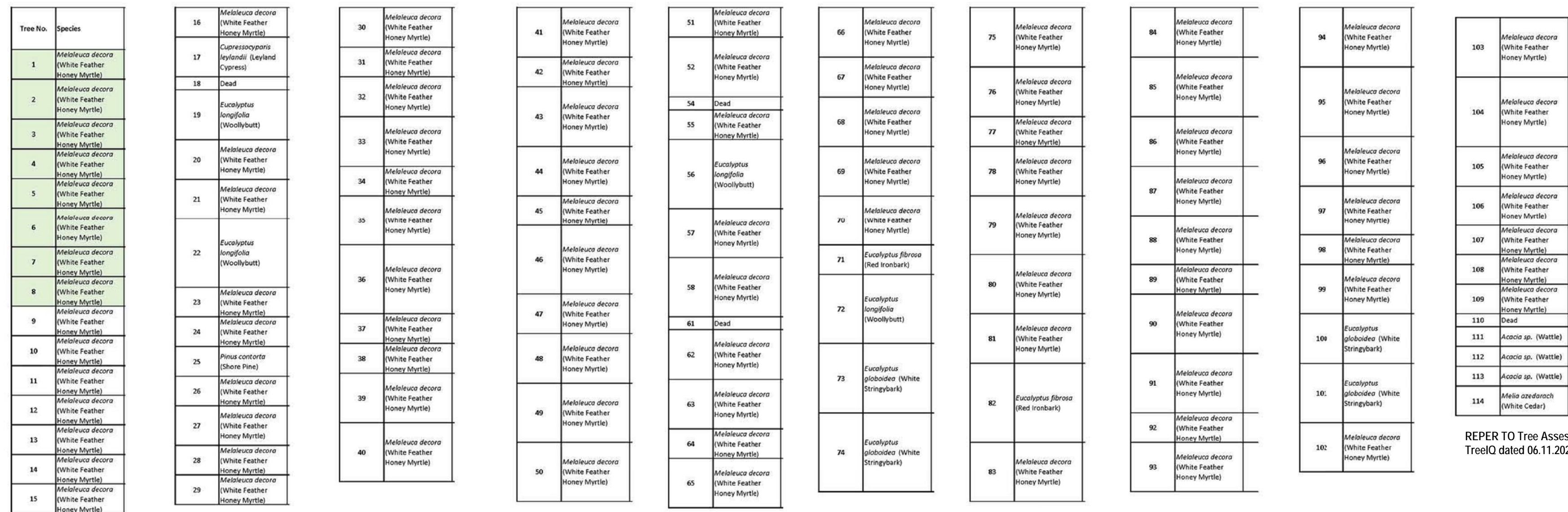
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Scale: 1:100 @ A1

The profile view shows a horizontal line representing the road surface. It starts at a point labeled '0' on the left. The line rises to a higher level, labeled '1' above it. It then falls to a lower level, labeled '3' above it. The line continues horizontally to the right, ending at a point labeled '4m' on the right. The horizontal distance between the start and end points is 4m. The vertical levels are indicated by the numbers 1 and 3 above the line.





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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 populneus	Kurrajong	10000	10000	100L	1
CFP	Cercis canadensis 'Forest Pansy'	Eastern Redbud	4000	3000	200L	8
CIM	Citrus reticulata 'Imperial Mandarin'	Mandarin Imperial	5000	2000	200L	9
ELE	Eleocarpus emundi	Quandong	8000	4000	100L	7
ERE	Elaeocarpus reticulatus	Blueberry Ash	8000	7500	100L	24
EUS	Eucalyptus saligna	Sydney Blue Gum	15000	10000	100L	3
LAT	Lagerstroemia indica 'Townhouse'	Townhouse Crepe Myrtle	6000	4000	200L	5
POE	Podocarpus elatus	Plum Pine	12000	8000	200L	2
PRS	Prunus 'Snopozam'	Snow Fountains	2000	3000	200L	2
PYC	Pyrus calleryana 'Capital'	Ornamental Pear	11000	3000	200L	2
TLA	Tristaniaopsis laurina	Water Gum	12000	8000	75L	7
ZSG	Zelkova serrata 'Green Vase'	Chinese Elm	12000	10000	400L	1
New Shrubs						
AA	Asplenium australasicum	Bird's nest fern	600	800	300mm	49
AD	Adenanthos 'Platinum'	Wolly Bush	1200	1000	45L	12
AH	Acmena 'Hedgemaster'	Lilly Pilly	1500	600	45L	83
AL	Acacia 'Limelight'	River Wattle	1500	1000	45L	11
AM	Acmena smithii 'Moonlight Flame'	Lilly Pilly	1875	944	45L	182
CA	Correa alba	White Correa	1000	900	45L	35
CC	Collinus coggygria	Velvet Cloak Smokebush	2000	2000	45L	9
CCG	Collinus coggygria 'Grace'	Grace Smokebush	2000	2000	45L	3
CF	Cordyline fruticosa	Ti Plant	450	300	45L	111
CG	Callistemon 'Great Balls of Fire'	Bottlebrush	1500	1000	45L	88
CO	Coprosma 'Ignite'	Mirror bush	1500	800	300mm	23
CS	Collinus coggygria 'Golden Spirit'	Smokebush	2000	2000	75L	12
CY	Cyathea cooperi	Australian Tree Fern	2250	1500	75L	26
DE	Doryanthes excelsa	Gymea Lilly	1500		45L	97
DW	Trachelospermum asiaticum	Asian Star Jasmine	400	450	300mm	8
EB	Syzygium 'Backyard Bliss'	Lilly Pilly	400	500	300mm	10
ES	Dreameria Sweet Dream	Sea Pinks	360	360	300mm	32
EU	Euphorbia 'Silver Swan'	Wolly Bush	750	750		21
GA	Gardenia Almee Yoshiba	Fragrant Gardenia	1500	1000	300mm	242
GM	Grevillea Moonlight	Moonlight Grevillea	3000	2000		87
HI	Helichrysum italicum	Curry Plant	500	500	300mm	40
HQ	Hydrangea quercifolia	Oak Leaf Hydrangea	1800	1000	300mm	11
HW	Hibiscus syriacus 'White Pillar'	White Pillar Rose of Sharon	2000	700	45L	46
HY	Hydrangea paniculata 'Limelight'	Hydrangea 'Limelight'	2000	1000	45L	33
LD	Lavandula dentata	Lavender	1000	1000	300mm	105
LJ	Leucodendron 'Jester'	Pincushion	800	500	300mm	20
LR	Loropetalum chinense 'plum delight'	Chinese Fringer Flower	700	700	300mm	120
NA	Nandina domestica 'Gulf stream'	Japanese Sacred Bamboo	750	750	300mm	19
NL	Nadina 'Lemlim'	Nandina Magical lemon lime	900	700	300mm	29
PT	Phormium tenax	NZ flax	900	900	300mm	25
PX	Philodendron Xanadu	Xanadu	1000	1000	300mm	108
RO	Rosmarinus officinalis 'Tuscan Blue'	Rosemary	600	800	300mm	6
RX	Rhapis excelsa	Lady Palm	3000	1000	300mm	16
SB	Escallonia Pink Pixie	Escallonia Pink Pixie	800	800		15
SG	Strobilanthos gossypinus	Goldfussia	900	900	300mm	59
SP	Sanitolina 'Primrose Gem'	Lavender cotton	600	500	200mm	17
SR	Strelitzia regina	Bird paradise	1500	1200	45L	56
SY	Syzygium 'Backyard Bliss'	Lilly Pilly	3000	1000	45L	445
TA	Trachelospermum asiaticum	Asian Star Jasmine	400	450	200mm	12
VJ	Viburnum japonicum	Japanese viburnum	1500	900	45L	129
WN	Westringia hybrid 'Naringa'	Coastal Rosemary	1000	500	300mm	102
WW	Westringia 'Wynabbie Gem'	Coastal Rosemary	1000	1000		36
New Palms Fern						
AR	Archontophoenix cunninghamiana	Bangalow Palm	12000	3500	100L	12

Planting Schedule - Groundcover Areas							
Plant ID	Botanical Name	Common Name	Mature Height (mm)	Pot Size	Spacing (mm)	Spread (mm)	Qty
An-xh	Anemone x hybrida	White Japanese Windflower	450	150mm	400	300	185
Di-re	Dichondra repens	Kidney Weed	300	150mm	300	600	242
Di-st	Dianella 'Silver Streak'	Variegated blue flax lily	500	150mm	200	500	459
Gr-ro	Grevillea 'Poorinda Royal Mantle'	Prostrate Grevillea	300	150mm	500	1000	94
Li-mw	Liriope Monroe's White	Lily Turf	300	200mm	300	300	955
Lo-ta	Lomandra Tanika	Mat Rush	400	150mm	410	400	857
Mix1				tubestock	800		1934
Mix 2-Swale				tubestock	800		750
My-pa	Myoporum parvifolium	Pink coarse leaf	300	200mm	500	1000	113
Op-ja	Ophiopogon japonicus	Mondo Grass	200	150mm	400	200	80
Sc-ma	Scaevola aemula 'Mauve Clusters'	Fan Flower	500	150mm	400	700	20
St-by	Stachys byzantina	Lamb's ears	200	200mm	410	300	41
Tr-ma	Tropaeolum majus	Garden Nasturtium	200	200mm	200	200	910
Tr-sp	Tradescantia spathacea	Moses in the cradle plant	400	150mm	300	300	85
Tr-tr	Trachelospermum Tricolour	Tricolour Jasmine	500	200mm	500	2000	97

Plant Schedule - Mixes													
ID	Spacin g	Pot Size	MixType1	%	Qty1	MixType2	Percentage2	Qty2	MixType3	Percentage3	Qty3	Total	Comments
Mix1	800	tubestock	Lomandra Tanika	40	774	Hibbertia saligna	20	389	Dianella longifolia	40	774	1926	Mixes
Mix 2-Swale	800	tubestock	Isolepis nodosa	50	375	Katie Belles™ Lomandra hystrix LHBYYF PBR	25	188	Lucky Stripe™ Lomandra hystrix LHMV200 PBR	25	188	750	Mixes

PLANT SCHEDULE

OPAL ST CLAIR  
DEVELOPMENT APPLICATION

LEGEND:

ISSUE: FOR DA  
CLIENT: OPAL AGED CARE  
SCALE:  
DATE: 22/06/2021  
DRAWN: ND  
REV: B  
CHECKED: AL  
JOB NO.: 20-0275  
DESIGNED: ND  
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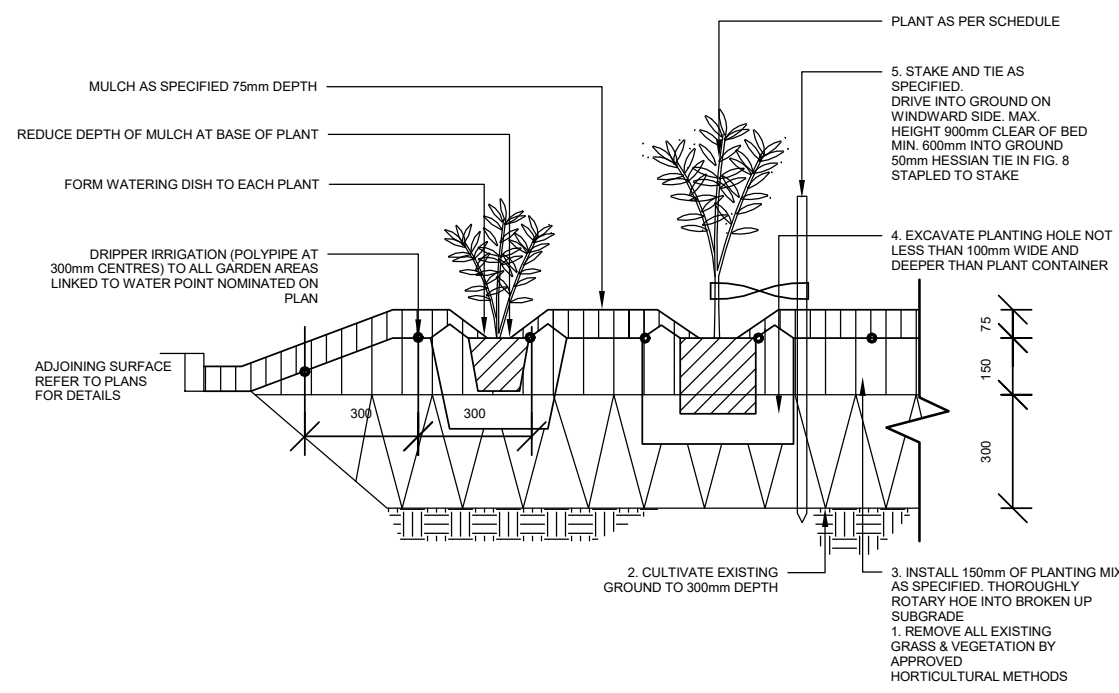
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REV: B

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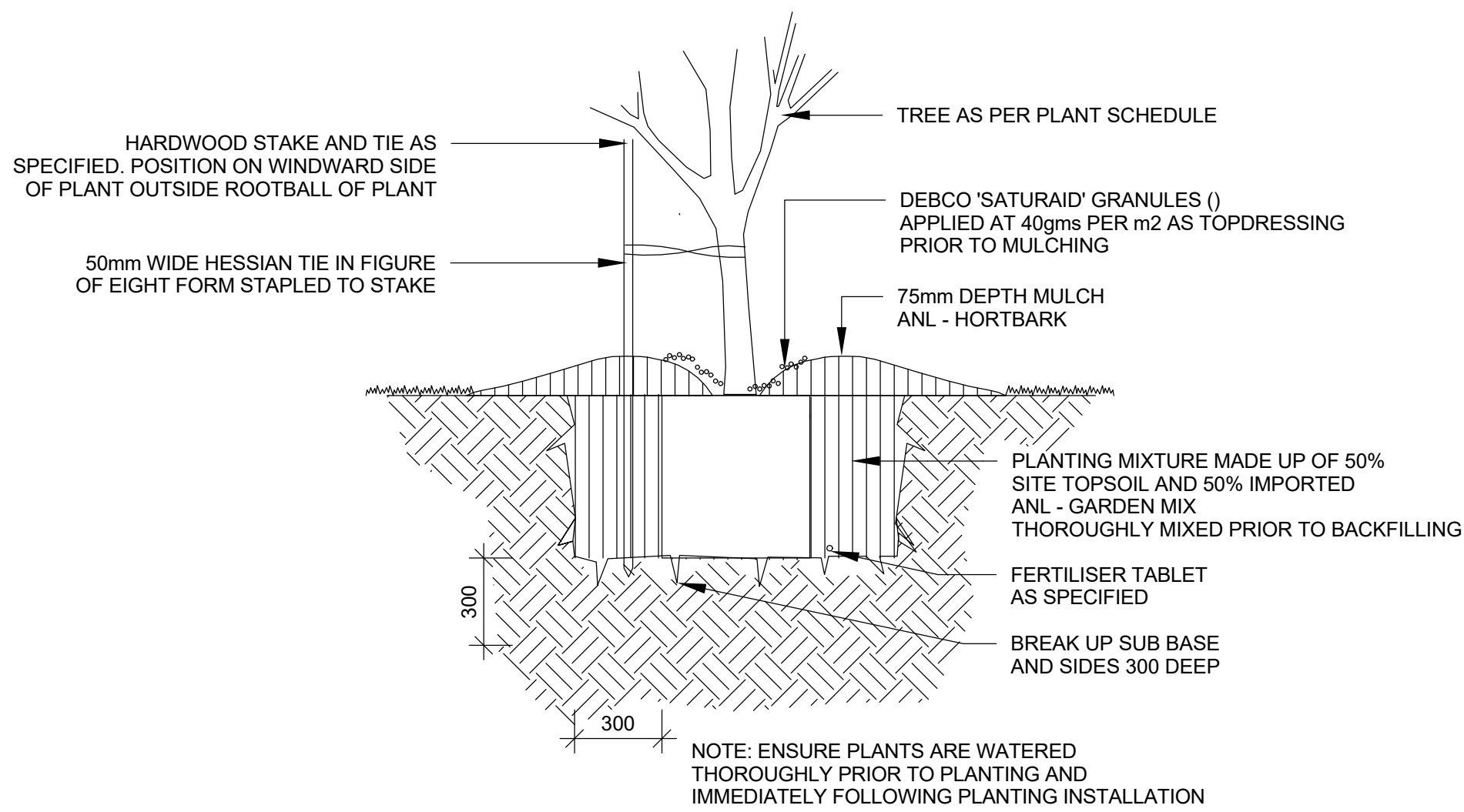
## 1 Planting on Grade

1 : 20



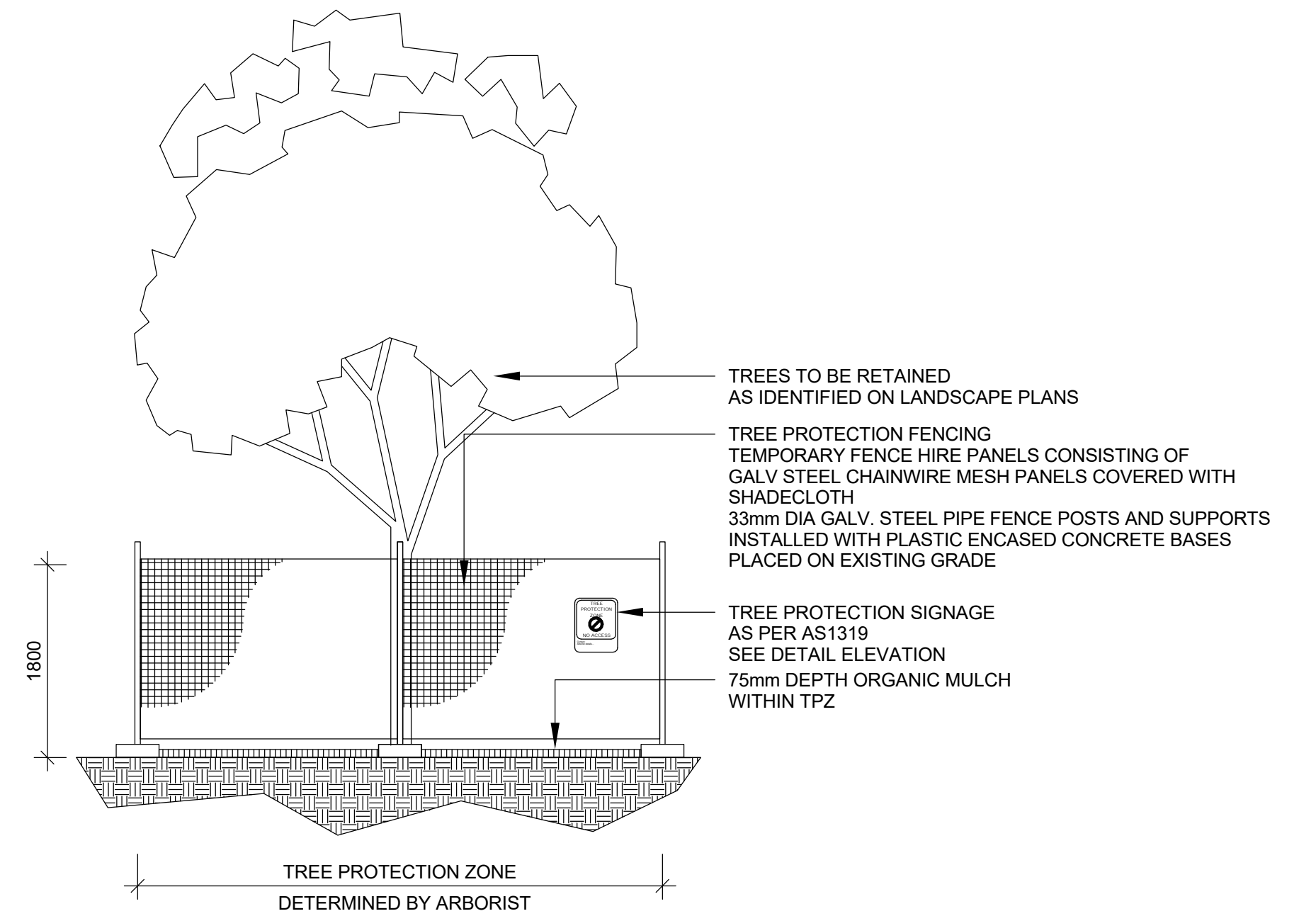
## 2 Tree Planting On Grade

1 : 20



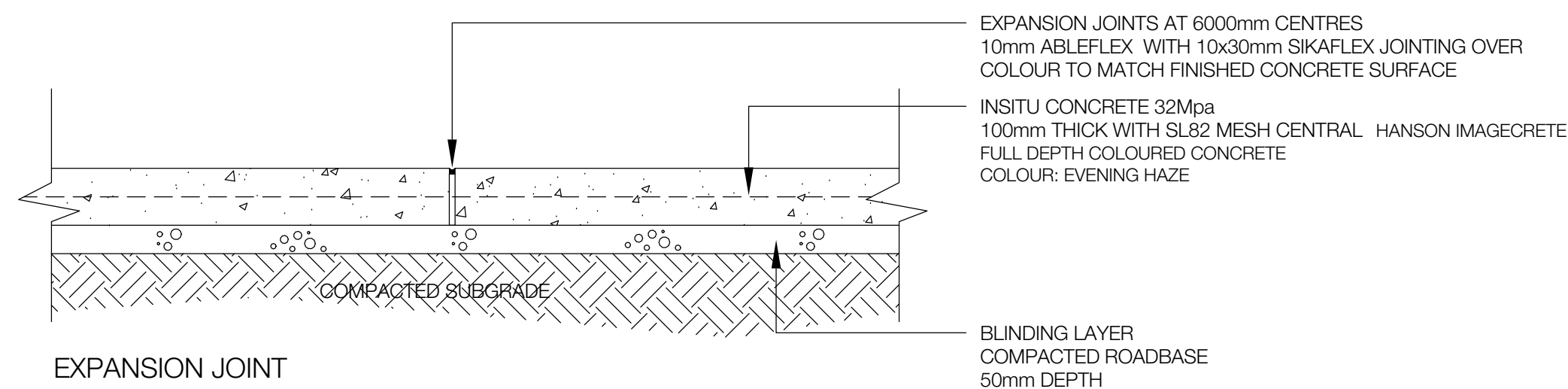
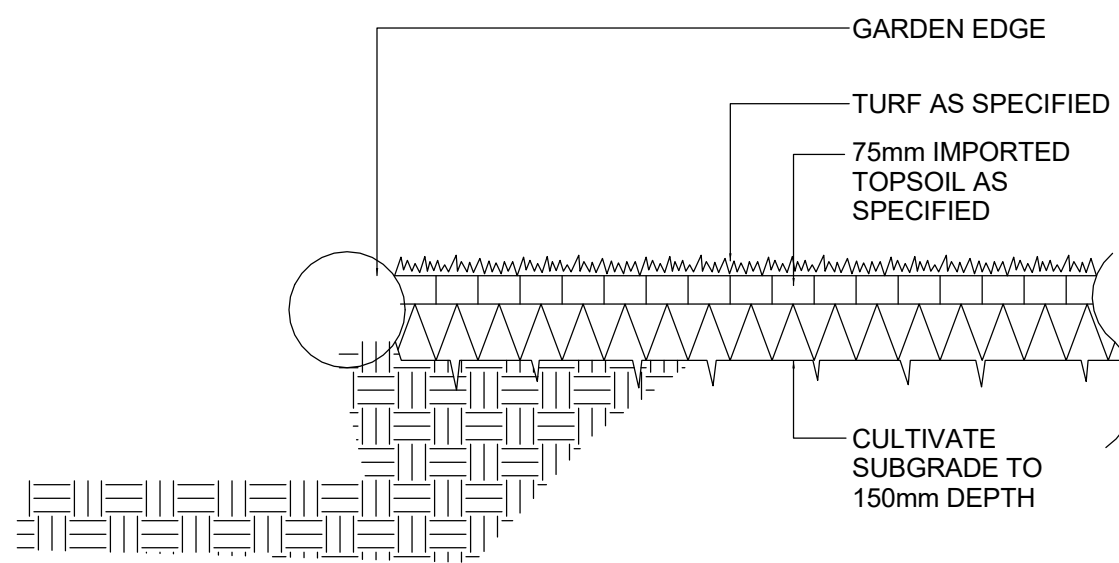
## 3 Tree Protection Fencing

1 : 50



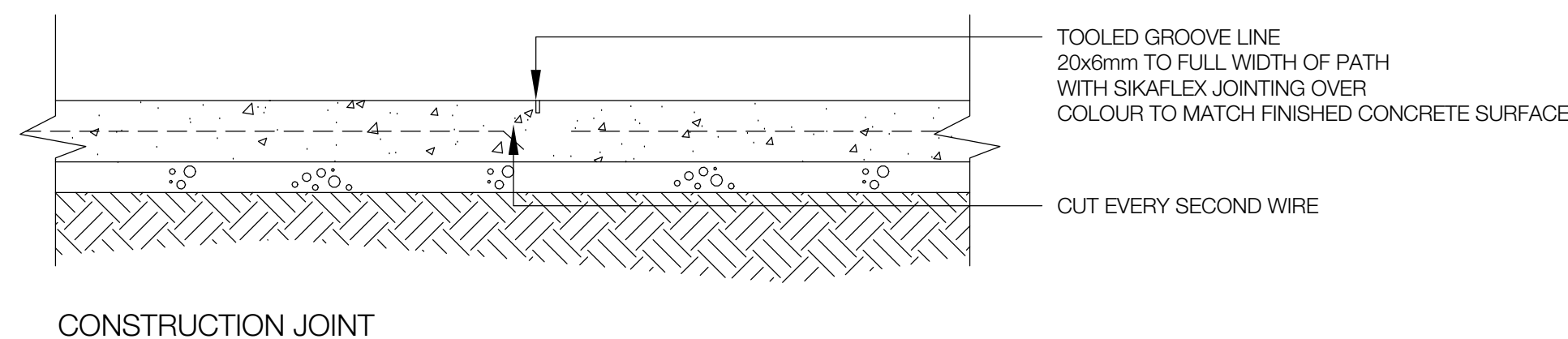
## 5 Turf on Grade

1 : 20



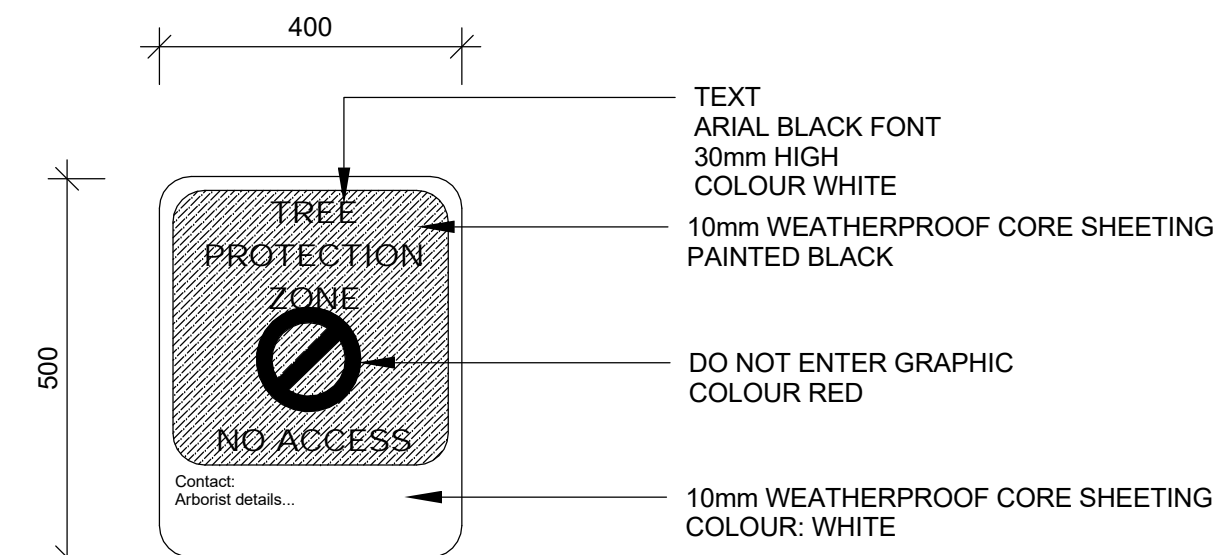
## 6 Concrete footpath

1 : 10



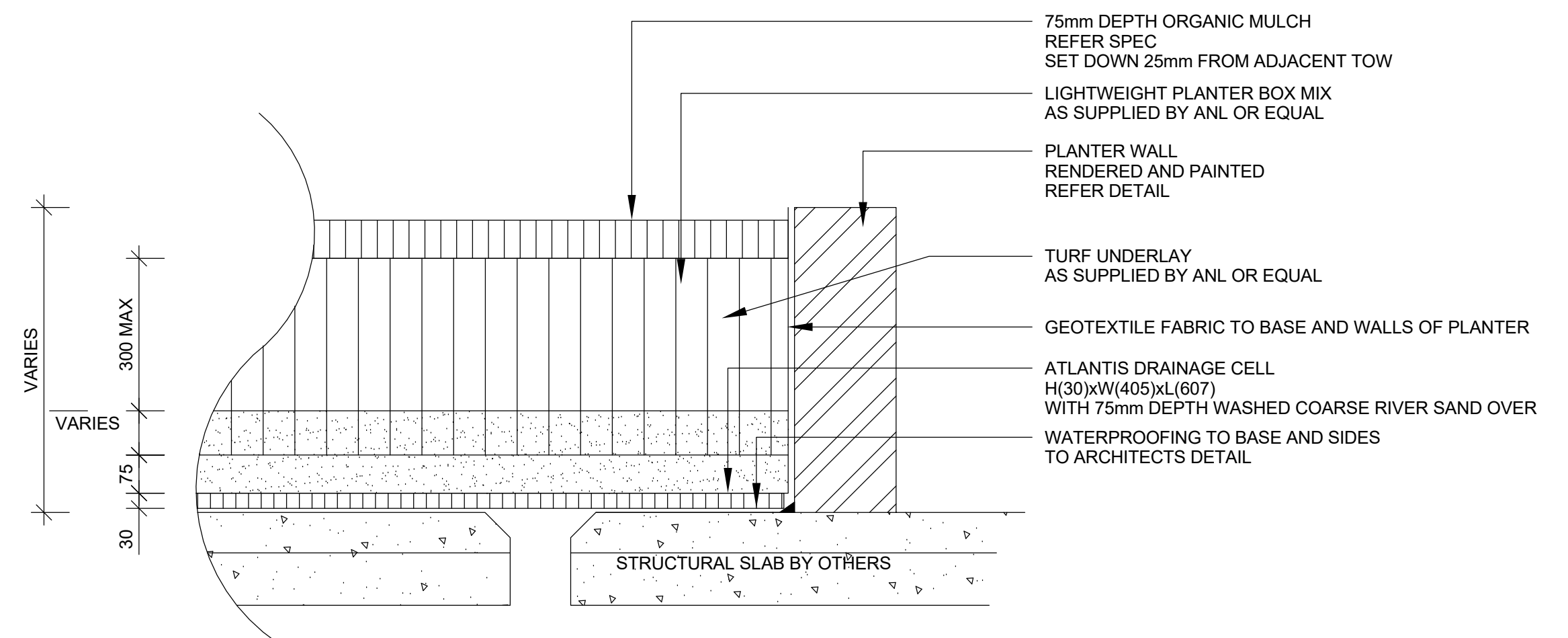
## 4 Tree Protection Sign

1 : 10



## 7 Planting on slab

1 : 10



# LANDSCAPE DETAILS

OPAL ST CLAIR  
DEVELOPMENT APPLICATION

LEGEND:

ISSUE: FOR DA  
CLIENT: OPAL AGED CARE  
SCALE: AS SHOWN  
DATE: 23/06/2021  
DRAWN: ND  
REV: B  
CHECKED: AL  
JOB NO.: 20-0275  
DESIGNED: ND  
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DRAWING: LA600  
REV: B  
ABN 61 098 724 988

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