

# OPAL SEASIDE

## DEVELOPMENT APPLICATION S4.56

PREPARED FOR:  
OPAL AGED CARE

PREPARED BY:  
TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD

### DRAWING LIST

DRAWING NO.	DRAWING TITLE	SCALE
LA00	COVER SHEET, PLANTING SCHEDULE	NA
LA01	EXISTING TREE SCHEDULE	1:200 @ A1
LA02	LANDSCAPE PLAN- GROUND FLOOR	1:200 @ A1
LA03	PLANTING PLAN- GROUND FLOOR	1:200 @ A1
LA04	LANDSCAPE SECTIONS	1:200 @ A1
LA05	LANDSCAPE SECTIONS	1:200 @ A1
LA06	LANDSCAPE PLAN - LEVEL 1	1:200 @ A1
LD01	STANDARD DETAILS	AS SHOWN @ A1
LD02	STANDARD DETAILS	AS SHOWN @ A1
LD03	STANDARD DETAILS	AS SHOWN @ A1

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### Landscape Character



Timber walkway



Signs reused from existing courtyards



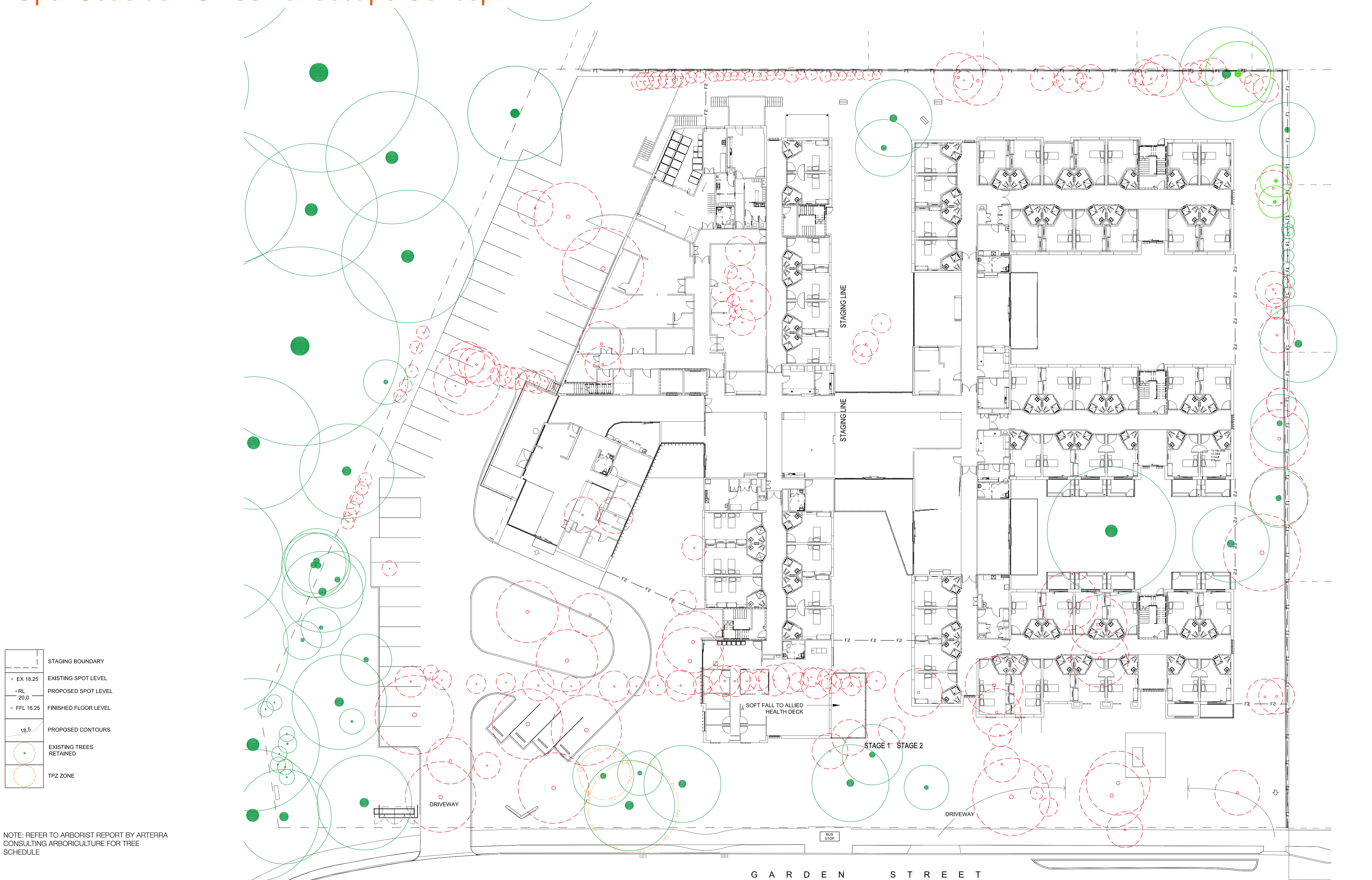
Planting characters



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PLANT SCHEDULE - OPAL SEASIDE					
Code	Species	Common Name	Height	Size	Qty
TREES					
An-co	Angophora costata	Sydney Red Gum	7m	100L	5
Co-su	Corymbia 'Summer red'	Red flowering gum	5m	100L	6
Oy-co	Cyathea cooperii	Coconut Tree Fern	5m	75L	8
B-eu	Elaeocarpus Eumindii	Eumindii quandong	15m	400L	1
B-re	Elaeocarpus Reticulatus	Blueberry Ash	12m	75L	7
Eu-ca	Eucalyptus caesia	Silver Princess	6-9m	100L	3
Eu-ha	Eucalyptus haemostoma	Scribbly Gum	15	100L	4
Eu-pu	Eucalyptus punctata	Grey Gum	12m	100L	4
La-in	Lagerstroemia indica	Crepe Myrtle	4m	100L	6
Pl-ch	Pistacia chinensis	Chinese Pistachio	15m	400L	4
Pl-ru	Plumeria rubra	Frangipani	6m	75L	3
Tr-la	Tristanopsis laurina	Water Gum	7-12m	100L	2
Tr-lu	Tristanopsis laurina 'Luscious'	Water Gum	7-12m	100L	1
Um-lo	Ulmus parvifolia	Ulmus parvifolia	10m	400L	2
Wa-fl	Waterhouseia floribunda	Weeping Lily Pilly	11-15m	100L	3
SHRUBS					
Ac-ho	Acacia howittii	sticky wattle	2m	300mm	42
Ad-se	Adenanthos sericeus	Woody Bush	3m	300mm	20
Ag-at	Agave attenuata	Lions tail	0.6m	300mm	6
Ag-bl	Agave 'blue Glow'	Blue glow	0.6m	300mm	7
As-au	Asplenium australasicum	Birds Nest Fern	1.7m	300mm	32
Ca-sa	Camelia sasanqua	Camelia	2M	300MM	14
Ch-el	Chamaedorea elegans	Parlor palm	1.8m	45L	2
Co-fr	Cordyline fruticosa 'rubra'	Pink Cordyline	1.5m	300mm	34
Oy-re	Cycas revoluta	Cycad	1.4m	45L	2
Ec-ca	Echium candicans	Pride of Madeira	1.5m	45L	19
Ga-fl	Gardenia florida	Cape Jasmine	1.5m	300mm	145
Lo-ka	Lomandra 'Katie Bells'	Lomandra	1.5m	200mm	361
Lo-pl	Loropetalum chinense 'Plum Delight'	Chinese Fringe Flow er	1.8m	200mm	25
Mu-pa	Murraya 'Min-a-min'	Orange Jessamine	1m	300mm	4
Ph-xa	Philodendron x anadu	Xanadu	0.8m	300mm	22
Rh-ex	Rhipis excelsa	Lady palm	1.8m	45L	2
Sy-au	Syzygium Australe 'Bronze Hedgemaster'	Hedge Master Lilly Pilly	3m	300mm	234
Sy-bb	Syzygium australe 'Baby Boomer'	Lilly Pilly	1.5m	300mm	279
Sy-ca	Syzygium 'Cascade'	Lilly Pilly	2-3m	300mm	50
We-fr	Westringia fruticosa	Coastal rosemary	1.5m	300mm	104
We-na	Westringia Naringa	Coastal rosemary	1.5m	45L	67
Yu-el	Yucca elephantipes	Spineless yucca	2.5m	300mm	20
Za-fu	Zamia furfuracea	Cardboard Palm	1m	45L	17
Er-gl	Eremophila glabra	Tar bush	1.5m	300mm	8
Sa-ne	Salvia nemorosa	Woodland sage	1.5m	300mm	36
Sa-sp	Salvia splendens	Woodland sage	1.5m	300mm	18
GROUNDCOVERS					
Sc-ae	Scaevola aemula 'Bombay White'	Fan flow er	0.3m	300mm	215
At-nu	Atriplex nummularia	Old Man Saltbush	0.4m	150mm	177
Ca-gl	Carpobrotus glaucescens	Pg face	0.2m	150mm	254
Cr-pe	Crinum pedunculatum	Sw amp Lily	0.8m	150mm	176
De-sp	Dendrobium speciosum	Rock Lilly	0.3m	300mm	18
Di-ca	Dianella 'Tassie Red'	Dianella var	0.3m	150mm	448
Di-mo	Diplarrena moraea	White iris	0.5	200mm	20
Di-si	Dichondra 'Silver Falls'	Kidney w eed	0.5m	150mm	388
Gr-su	Grevillea juniperina x rhyolitica 'Sunkissed'	Mounding grevillea		150mm	250
Ha-me	Hardenbergia violacea 'Meema'	False Sarsparilla	0.5m	150mm	148
Li-mu	Liriope Muscari	Lilyturf	0.5m	150mm	152
Ma-sa	Mandevilla sanderi	Rock Trumpet	climber	150mm	40
Pe-le	Persoonia levis	Broad-leaved Geebung	1m	300mm	10
Sa-tr	sanseveria trifasciata	Snake plant	0.4m	150mm	7
Se-ru	Sedum rupestre 'Angelina'	Jenny's stonecrop	0.1m	150mm	8
Se-se	Senecio serpens	Blue chik sticks	0.3m	150mm	18
St-vi	Stackhousia viminea	Creamy candles	0.7m	300mm	32
St-by	Stachys byzantina	Lambs ears	0.4m	150mm	35
Se-au	Sedum 'Autumn Joy'	Stonecrop	0.4m	150mm	47
Sc-pu	Scaevola aemula	Fan flow er	0.3m	300mm	59
NOTE:					
* Plant quantities on planting plan take precedence over quantities identified in this schedule.					

# Opal Seaside - S4.56 Landscape Concept

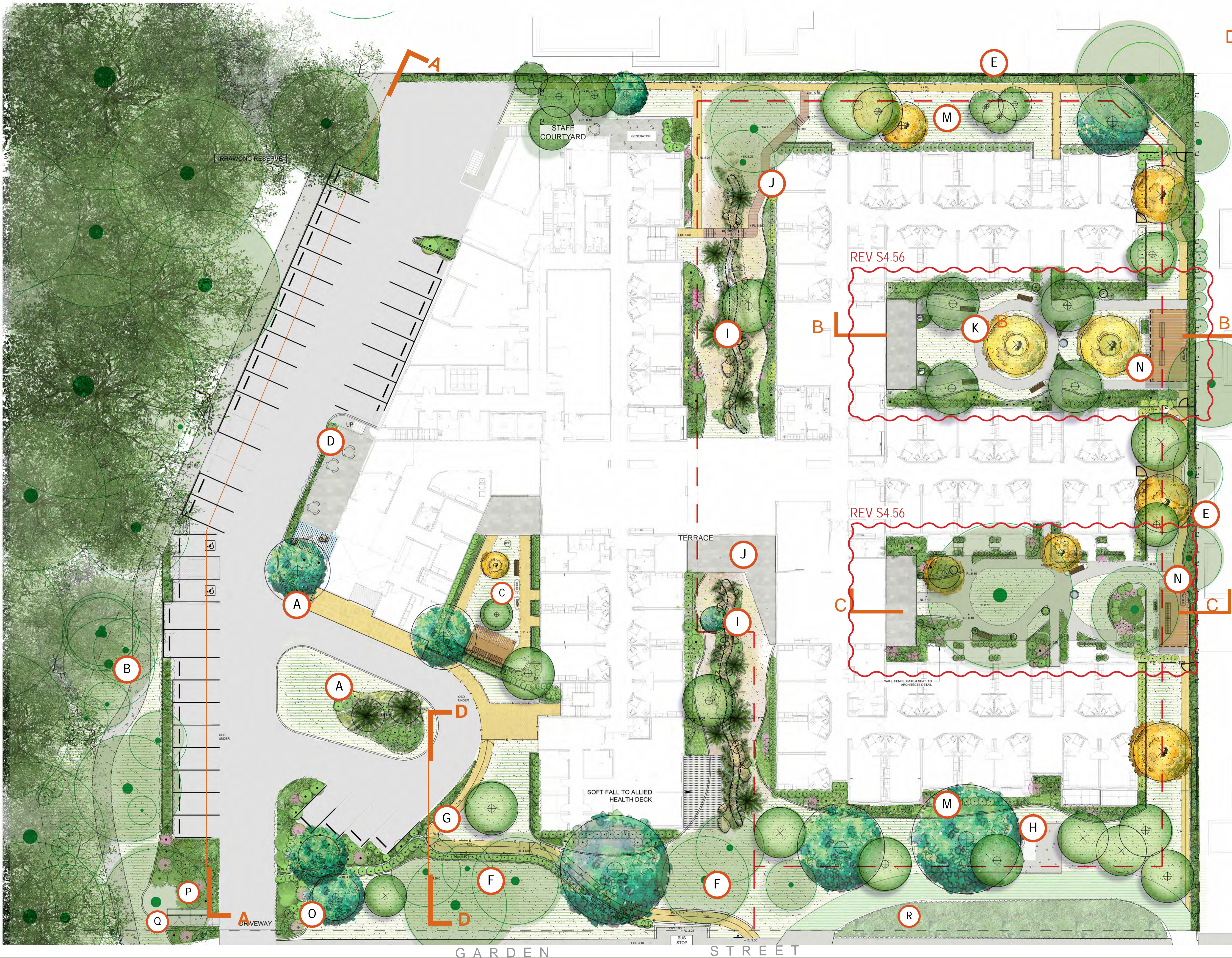


Design Elements

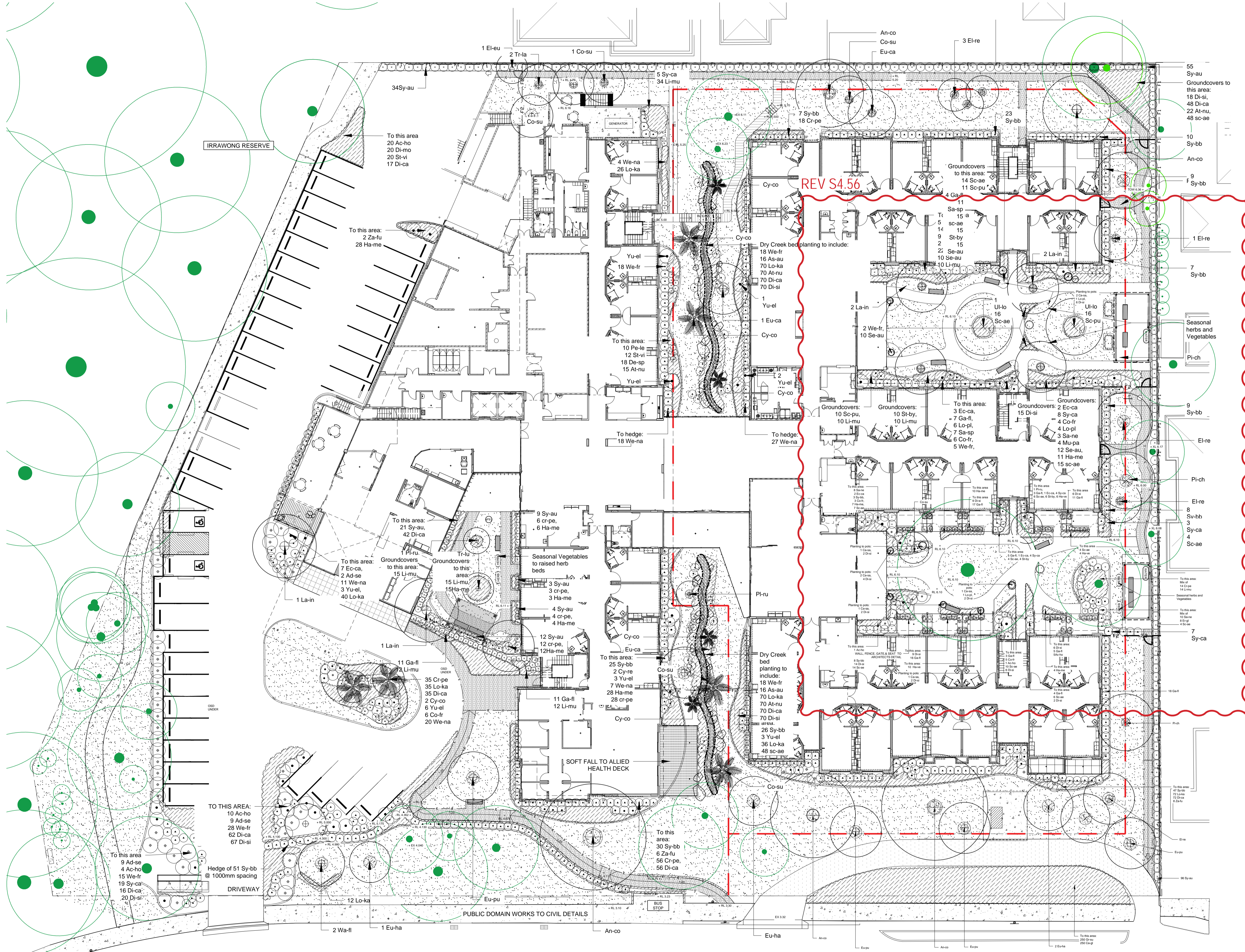
- A Feature planting to Port Cochere
- B Buffer Landscape to provide barrier between Carpark and Retained vegetation
- C Stage 1 secure courtyard to be permanent
- D Cafe with arbor
- E New vegetation screening buffer along boundary fence
- F Retention of mature trees along garden street + supplementary tree planting
- G Accessible bus stop path
- H Existing substation location
- I Dry creek bed with Bio-retention basin
- J Raised timber walkway/deck
- K Secured dementia courtyard
- M Buffer planting to mitigate visual impact of building
- N Timber arbors to seating areas
- O Opal signage to entry
- P Booster & Sprinkler Valve
- Q Gas meter
- R Infiltration pit by Civil Engineer

LEGEND

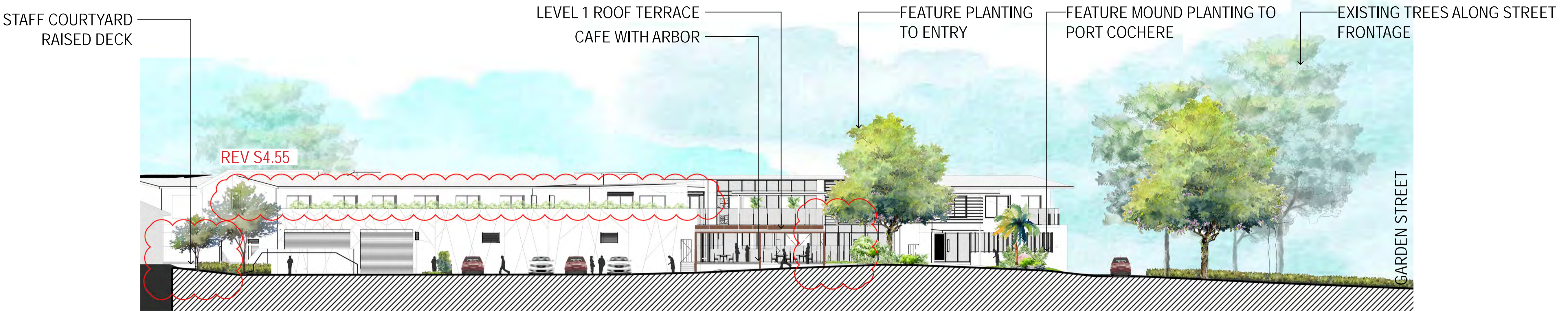
	TIMBER DECKING
	TURF
	NEW GROUNDCOVERS
	EXISTING TREE RETAINED
	NEW TREES
	NEW SHRUBS
	BENCH SEATS
	RAIN WATER TANK
	RAISED PLANTER
	TIMBER PERGOLA
	SOFT FALL
	ARTIFICIAL TURF
	PAVING BY ARCHITECT



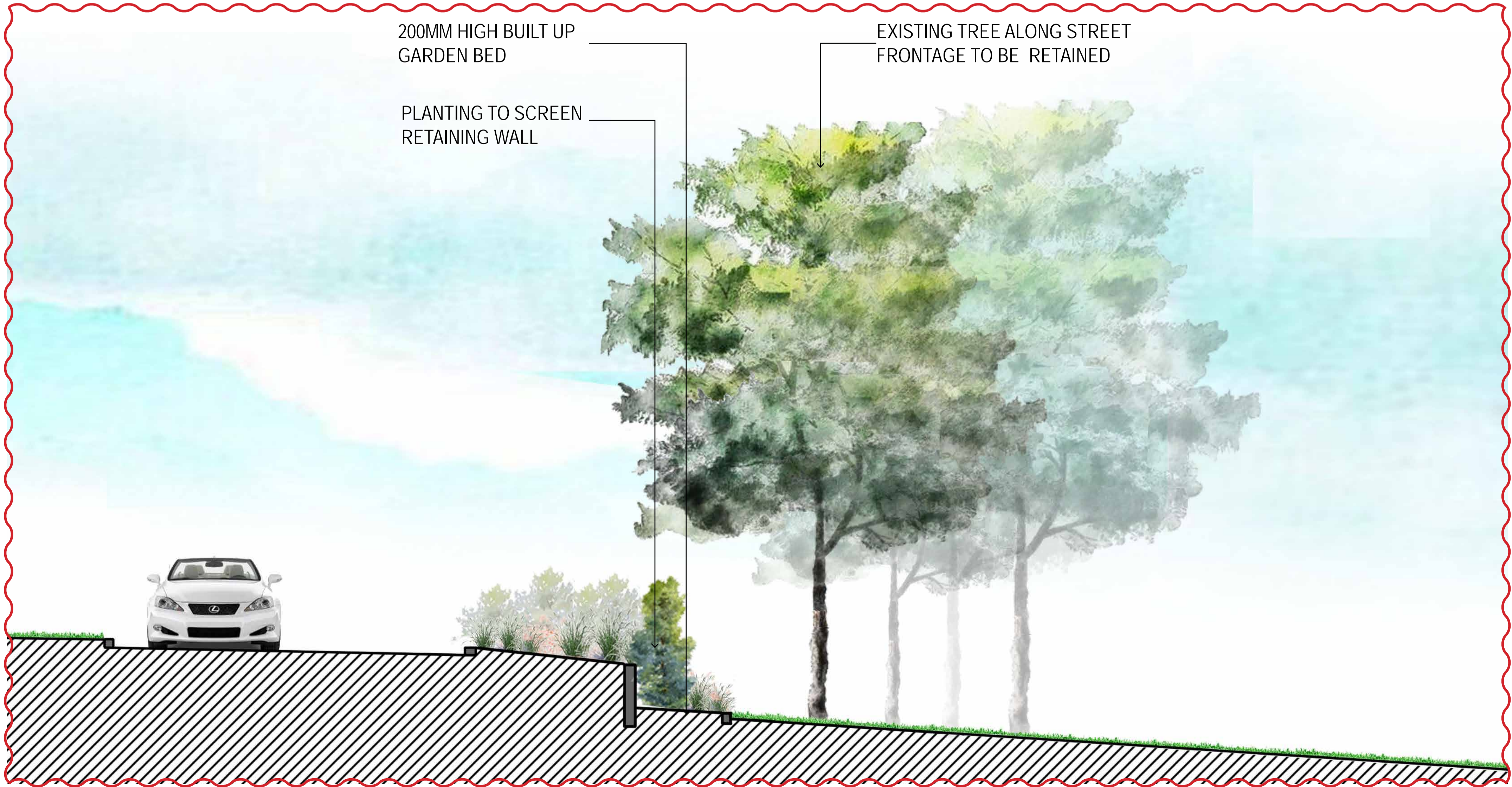
# Opal Seaside - S4.56 Landscape Concept



# Opal Seaside - S4.56 Landscape Drawing

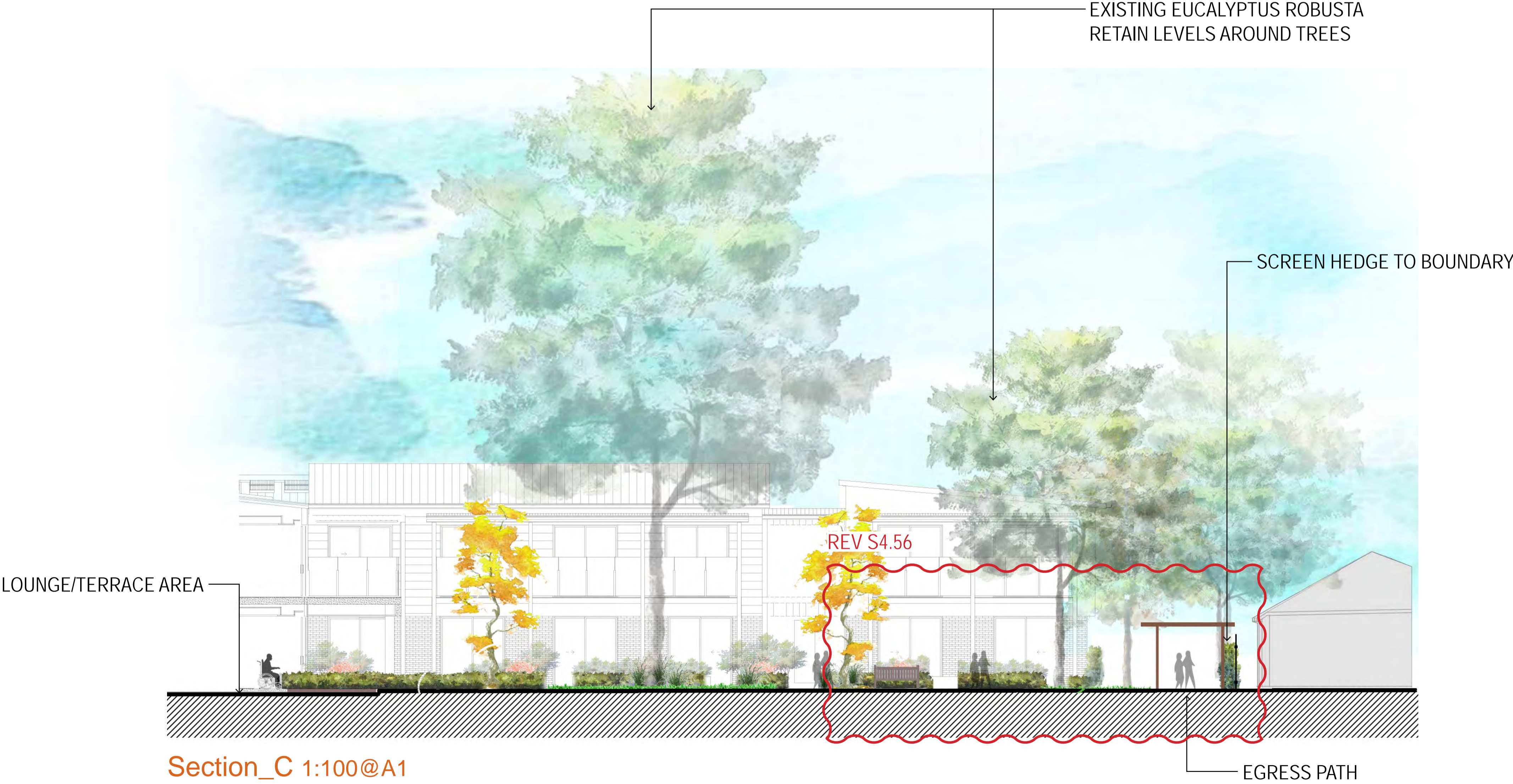
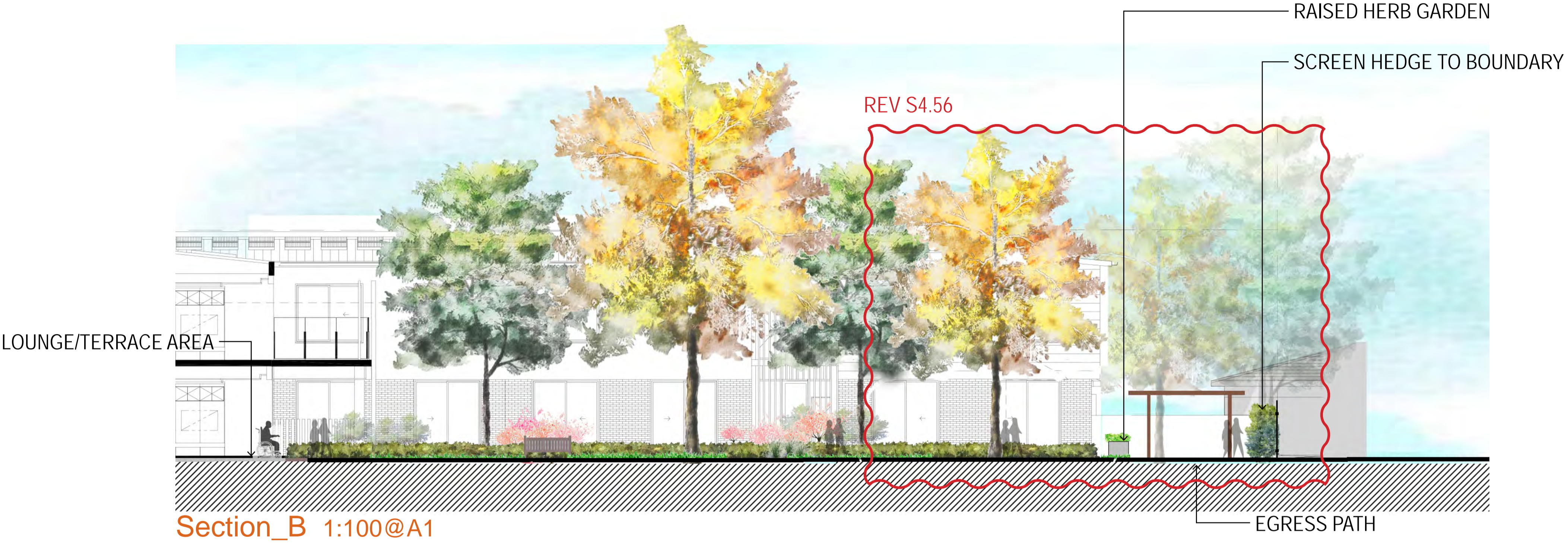


Section\_A 1:200@A1



Section\_D 1:50@A1

# Opal Seaside - S4.56 Landscape Concept



The architectural site plan for the Proposed RACF Building Level 1 (FFL 9.45) illustrates the building's footprint and its integration with the surrounding landscape. The building is a long, rectangular structure with multiple wings and internal courtyards. Key features include:

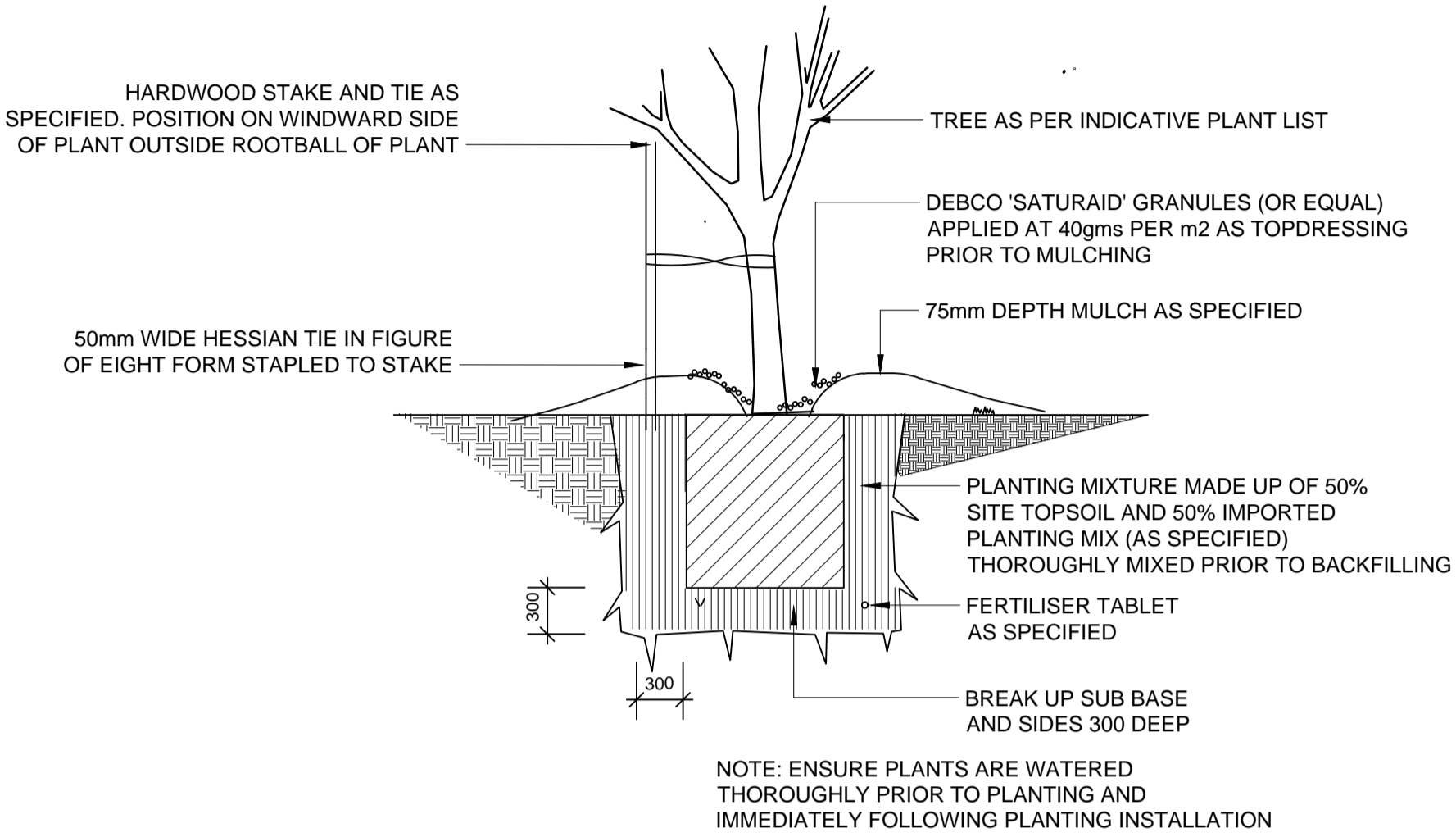
- Planting and Landscaping:** Various plant species are indicated by codes and quantities. For example, '1 Za-fu, 1 Ph-ya, 3 Di-si' are located near the top left, while '2 Rh-ex, 3 Ag-bl, 2 Ch-el, 3 Ag-at' are near the top center. Other areas specify 'Planting to pots' with codes like '1 Co-fr, 1 Lo-pl, 6 Di-si' and '2 Ca-sa, 12 Di-si'. A large circular area on the right is labeled 'Planting to pot 1 Ca-sa, 6 Di-si'.
- Setbacks and Boundaries:** The plan shows setbacks from the building to the surrounding area, including 'MIN 6000mm SETBACK' and 'MIN 9000mm SETBACK'. A 'MAINTENANCE ACCESS' is indicated on the left side.
- Staging and Phasing:** The plan is divided into 'STAGE 1' and 'STAGE 2' areas, with specific planting and building components assigned to each.
- Internal Features:** The building layout includes numerous rooms, corridors, and courtyards. A central area is labeled 'FURNITURE TO BE SELECTED BY OPAL'. A 'BBQ TO ARCHITECT DETAILS' is located near the bottom center.
- Orientation and Scale:** The plan includes a north arrow and a scale bar (0 to 10 meters) for reference.

The plan also shows various setbacks and boundaries, including 'APZ MIN SETBACK' and 'MIN 6000mm SETBACK'. The building is labeled 'PROPOSED RACF BUILDING LEVEL 1 FFL 9.45'.

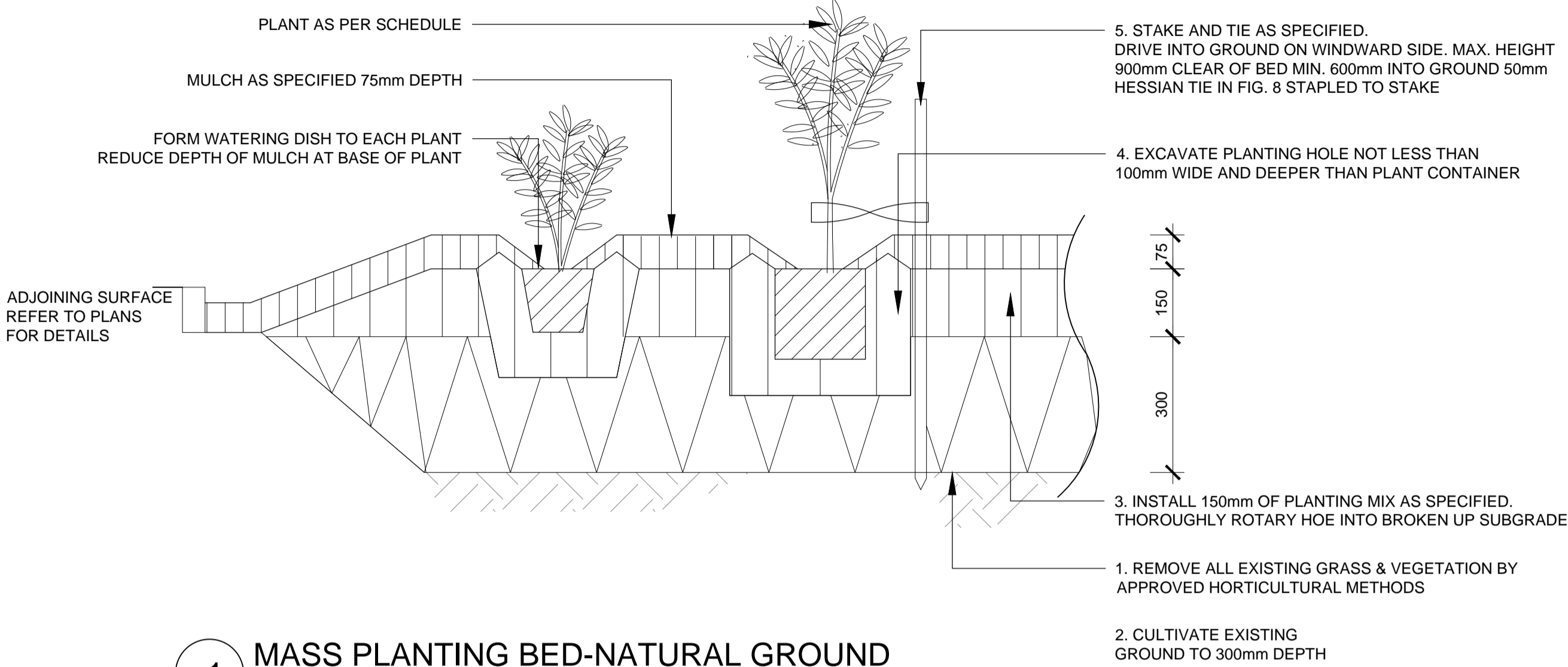
- A Artificial turf to roof Terrace overlooking Irrawong reserve
- B Screen planting to mechanical plant area
- C Roof terraces overlooking courtyards below
- D Gravel mulch to provide visual amenity to terraces

### Feature plants to small terraces

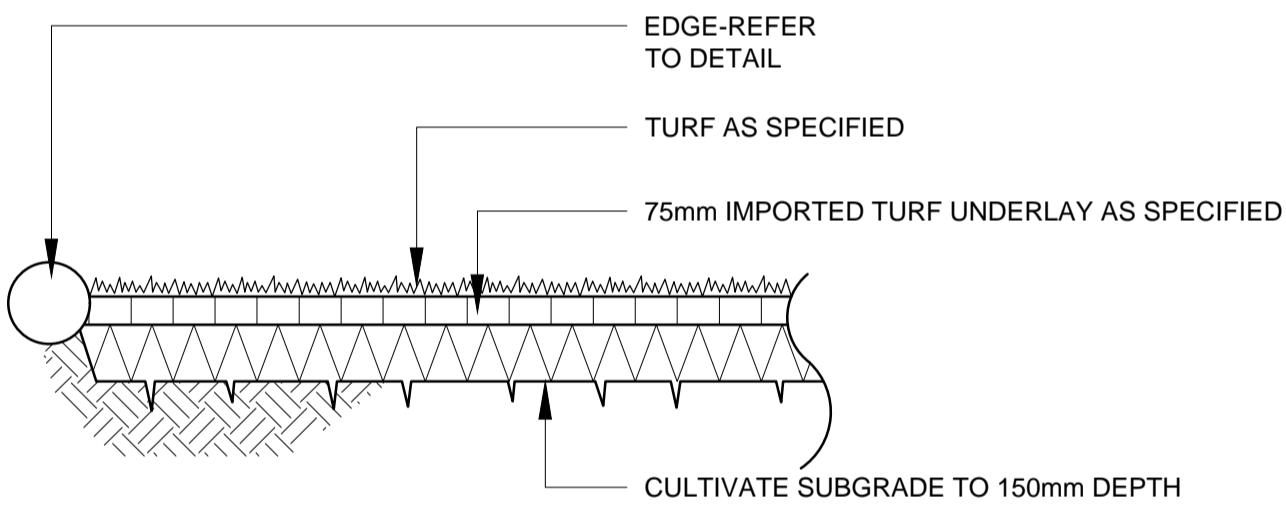
# Opal Seaside - S4.56 Landscape Drawing



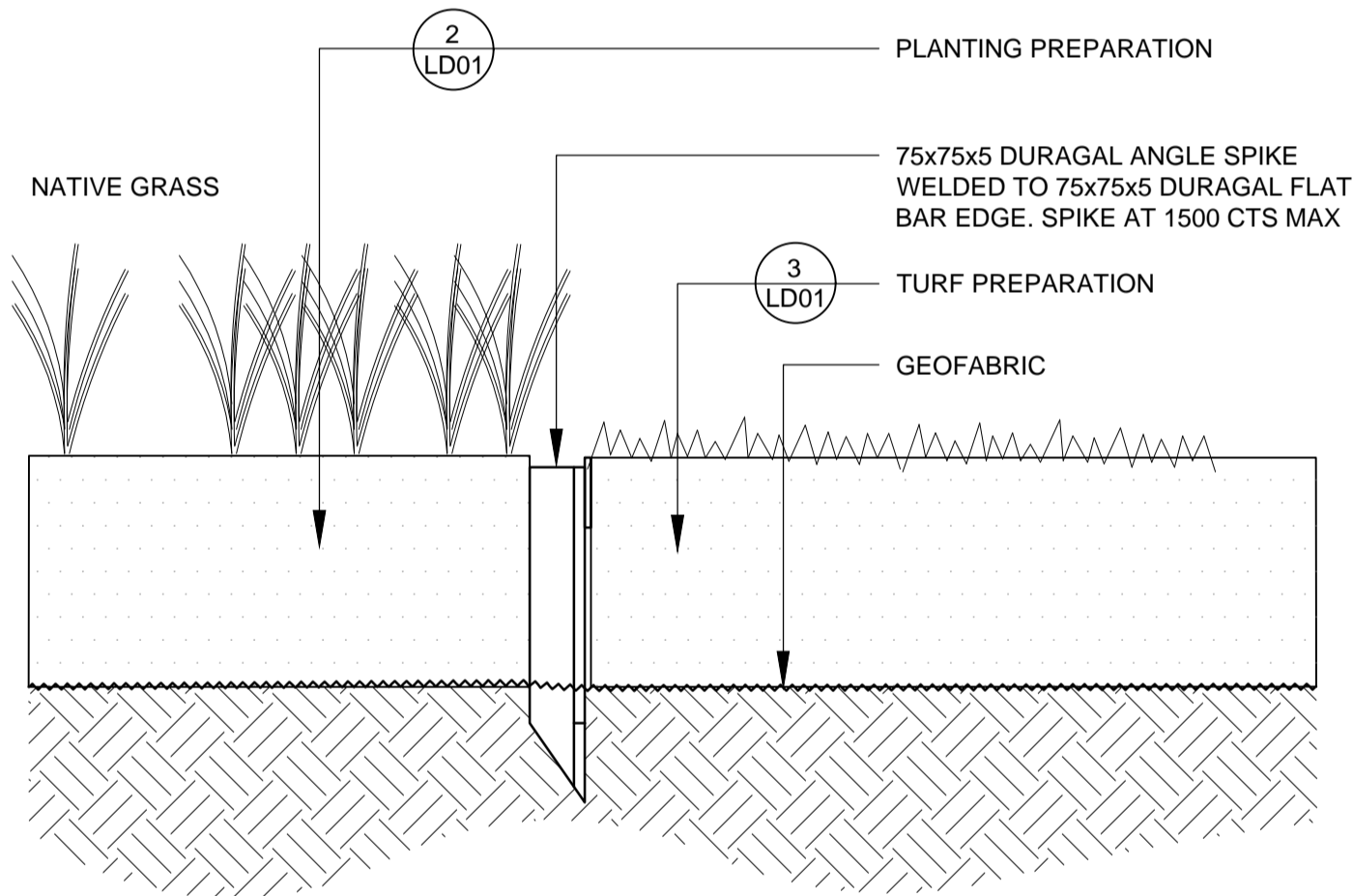
5 TREE PLANTING (75L)  
TYPICAL SECTION 1:20



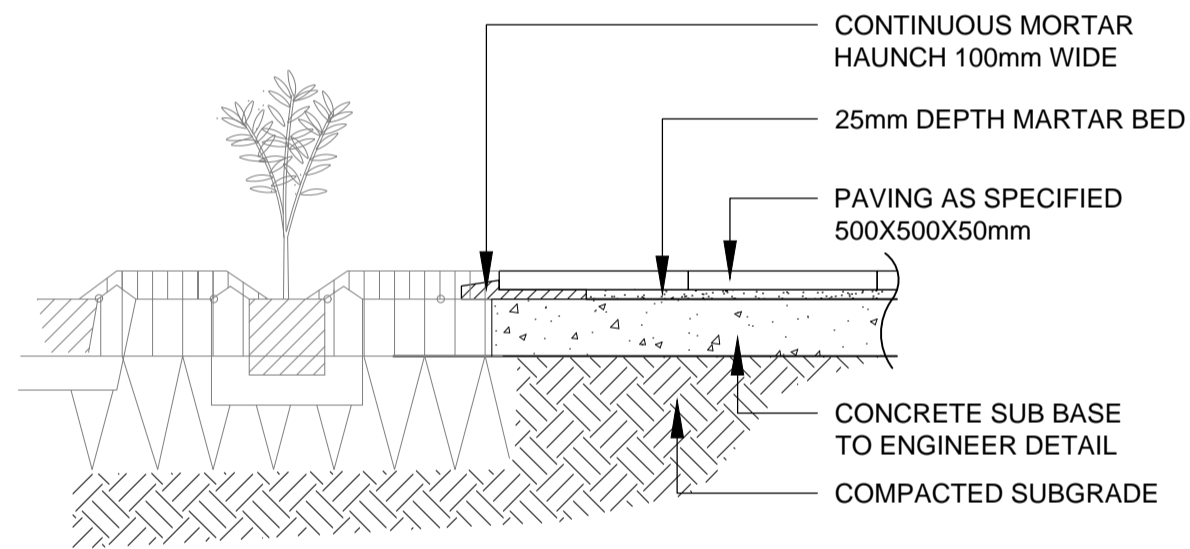
1 MASS PLANTING BED-NATURAL GROUND  
TYPICAL SECTION 1:10



3 TURF  
SECTION 1:20



7 STEEL EDGE  
DETAIL 1:10



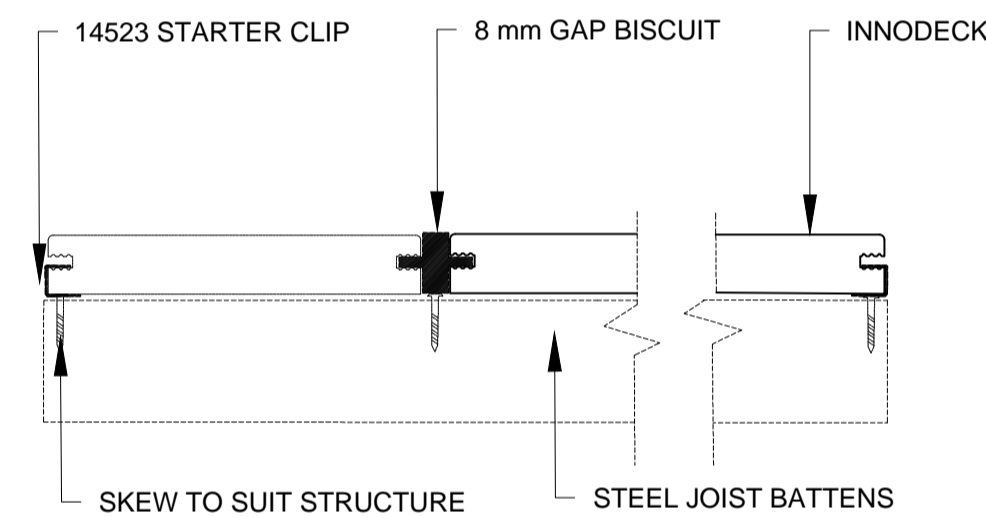
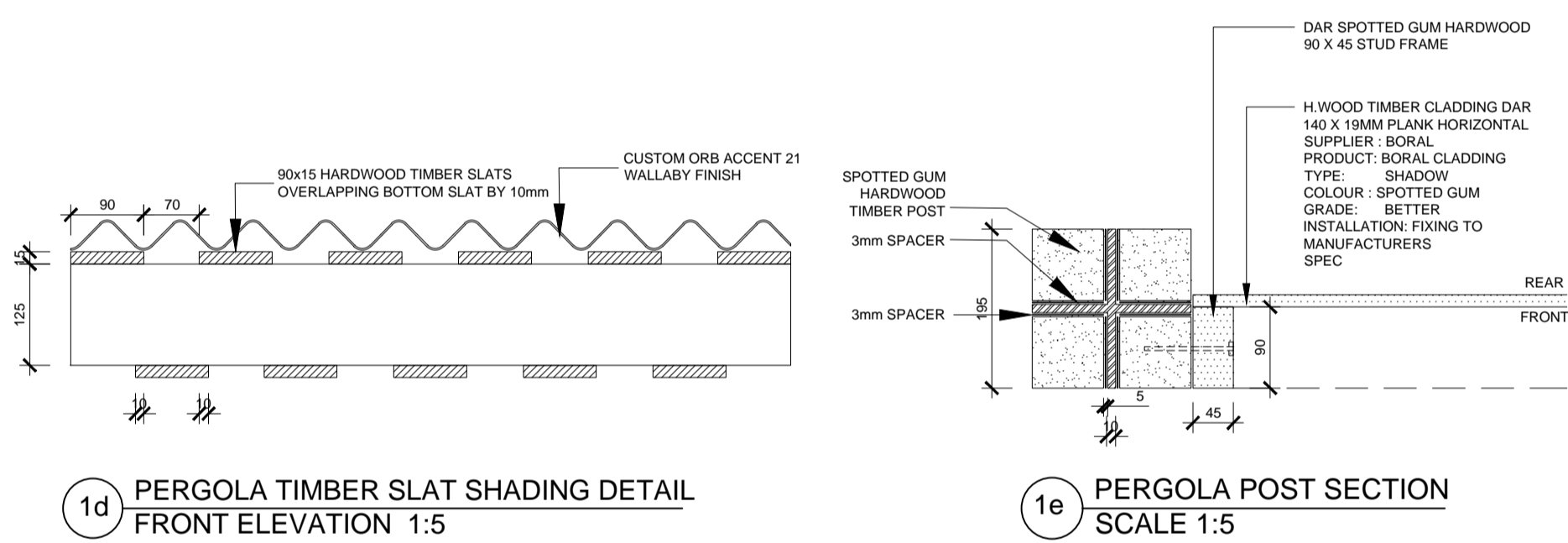
2 PAVING  
SECTION 1:20

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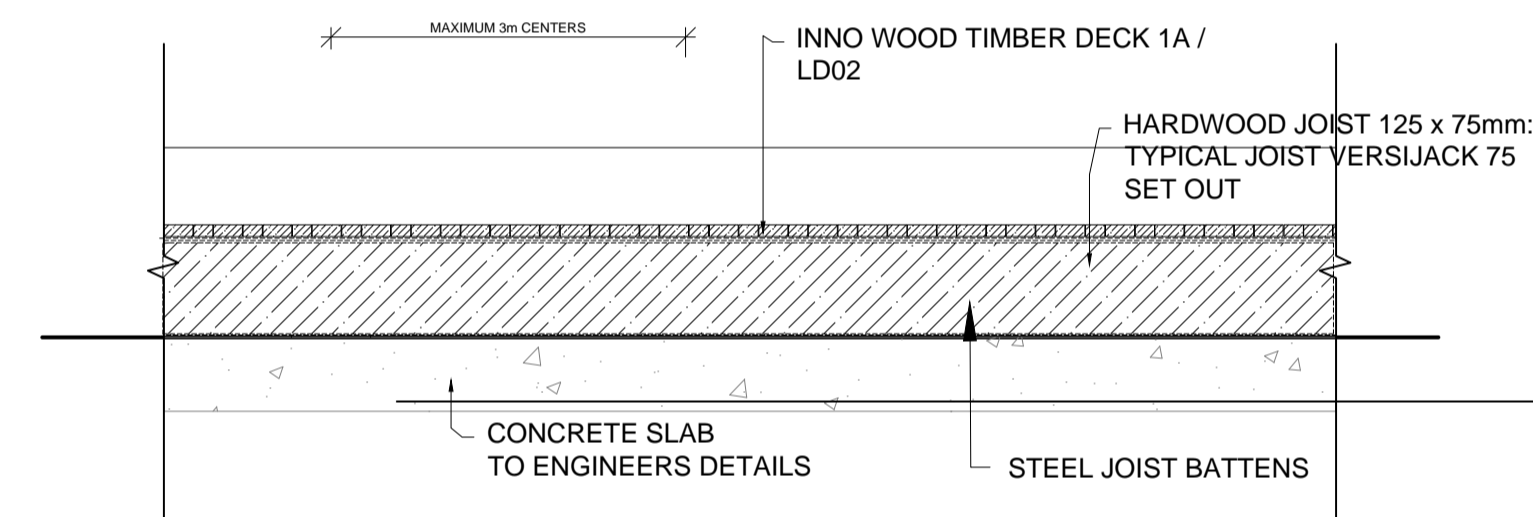
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DETAIL RELOCATED

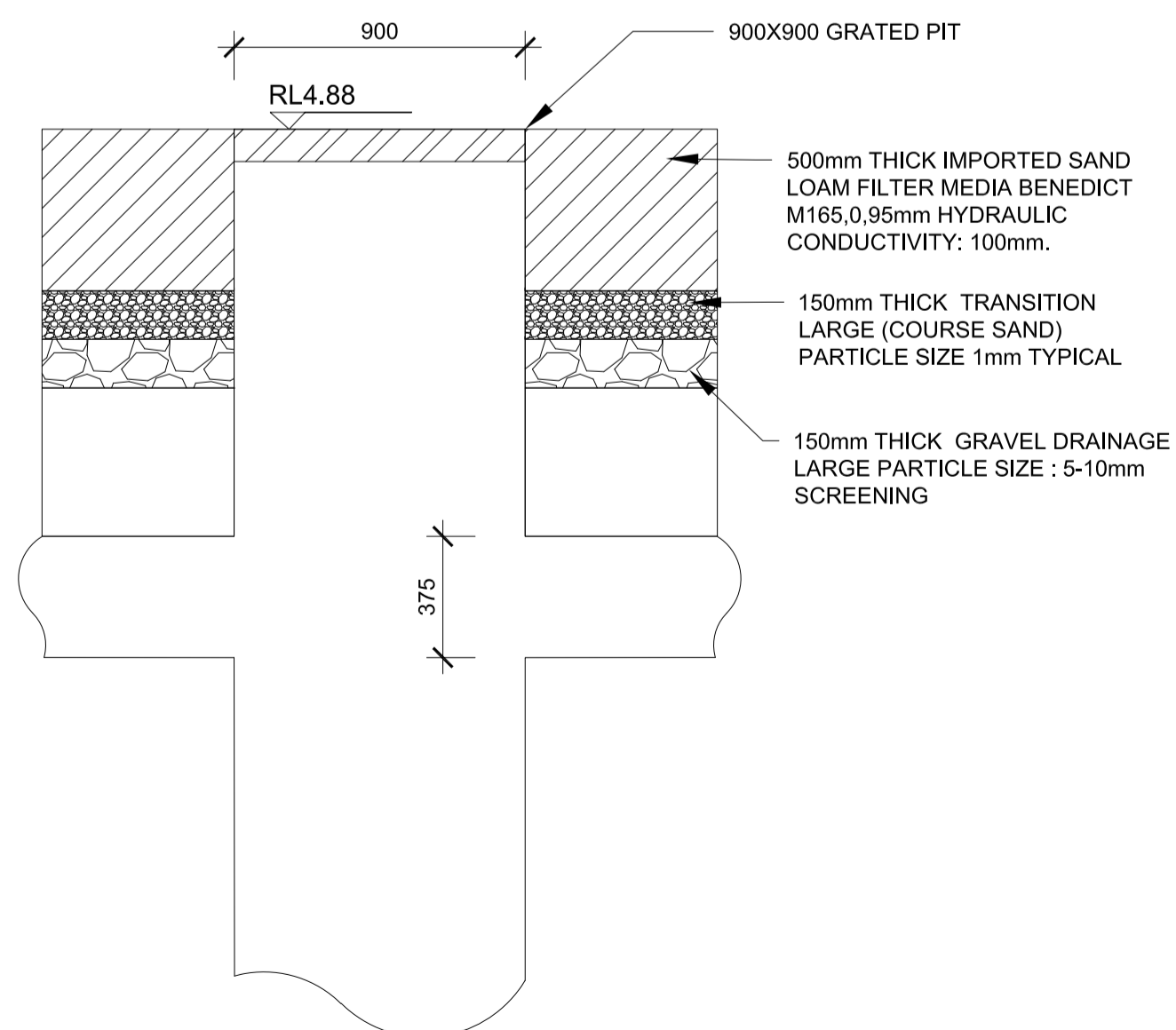
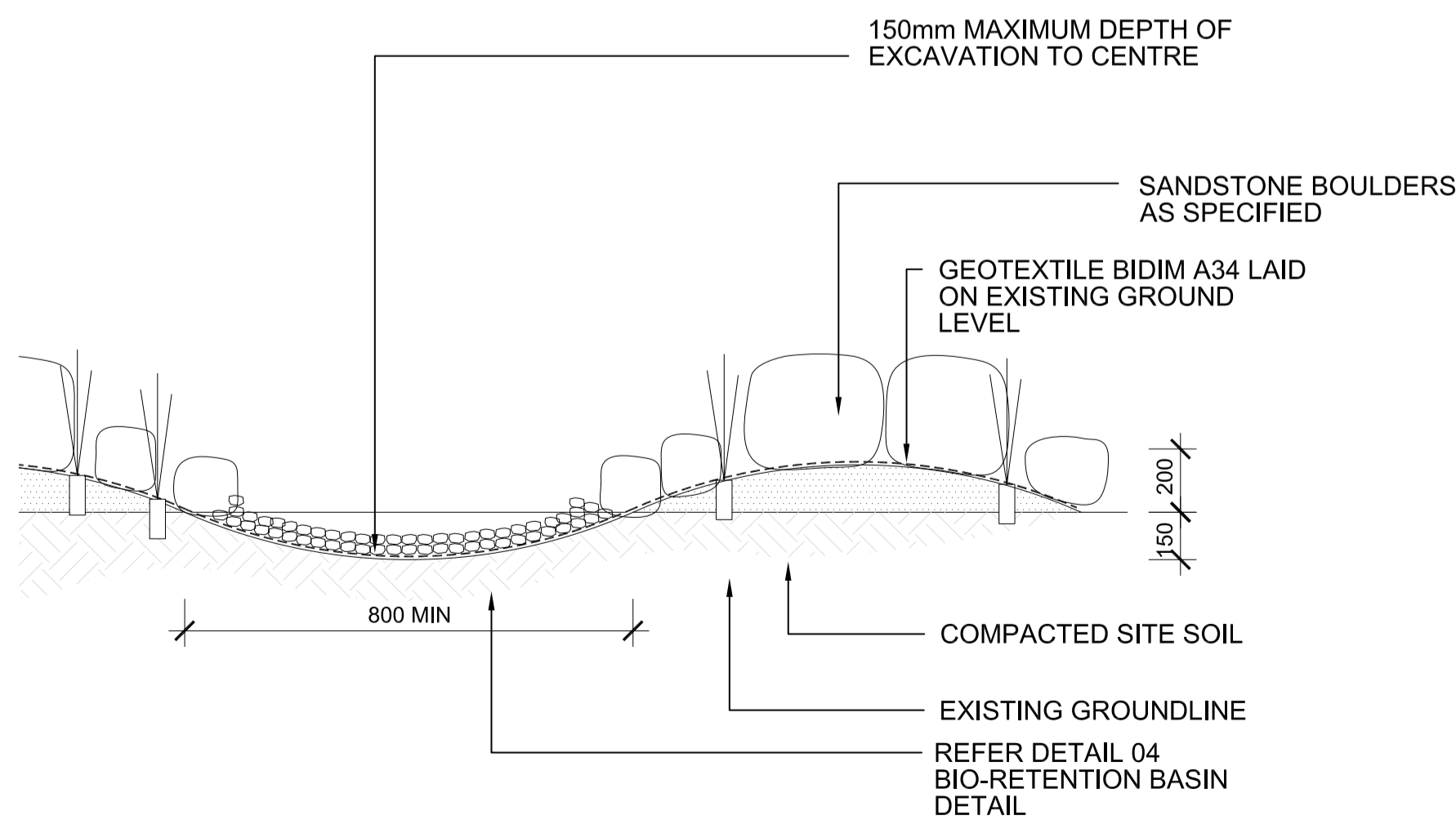
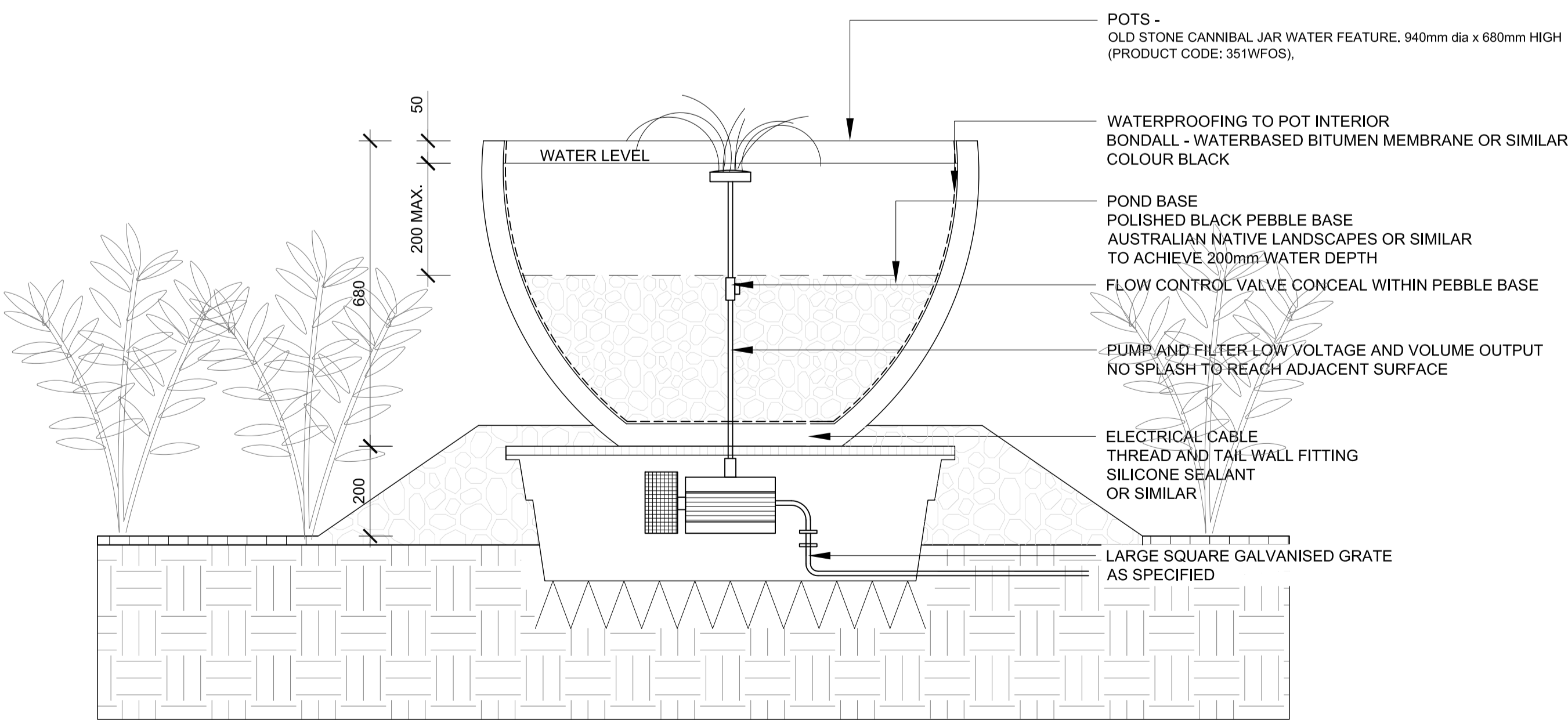
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1A TIMBER DECK TYPICAL SIDE ELEVATION / SECTION 1:20



1B TIMBER DECK TYPICAL SIDE ELEVATION / SECTION 1:20



05 SELF CONTAINED WATER FEATURE TYPICAL SECTION 1:10

3 DRY CREEK BED TYPICAL SECTION 1:20

4 BIO-RETENTION BASIN TYPICAL SECTION 1:20

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