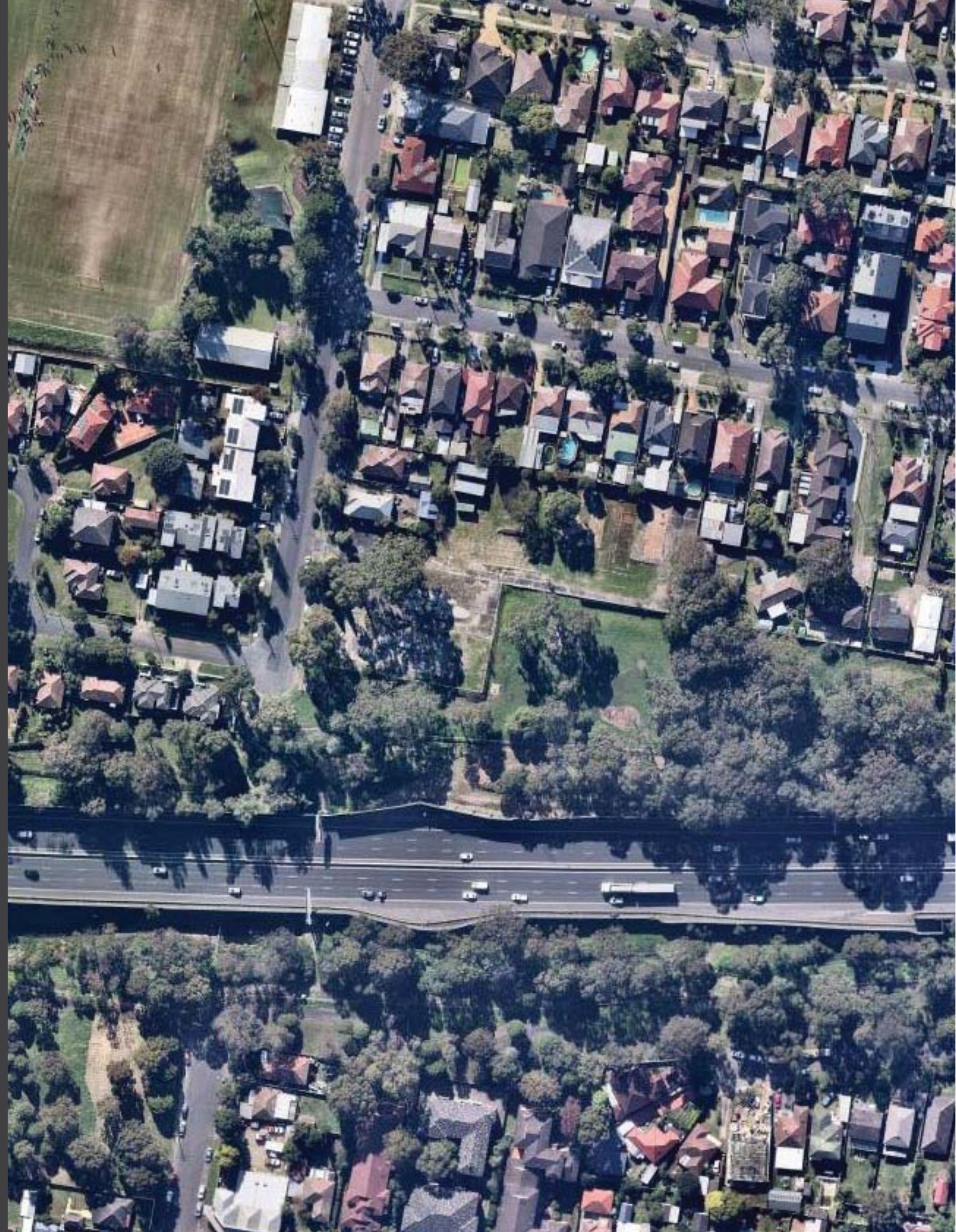


# OPAL NARWEE PARKLAND COMMUNITY CARE

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LANDSCAPE ARCHITECTURE  
SSDA REPORT

TaylorBrammer





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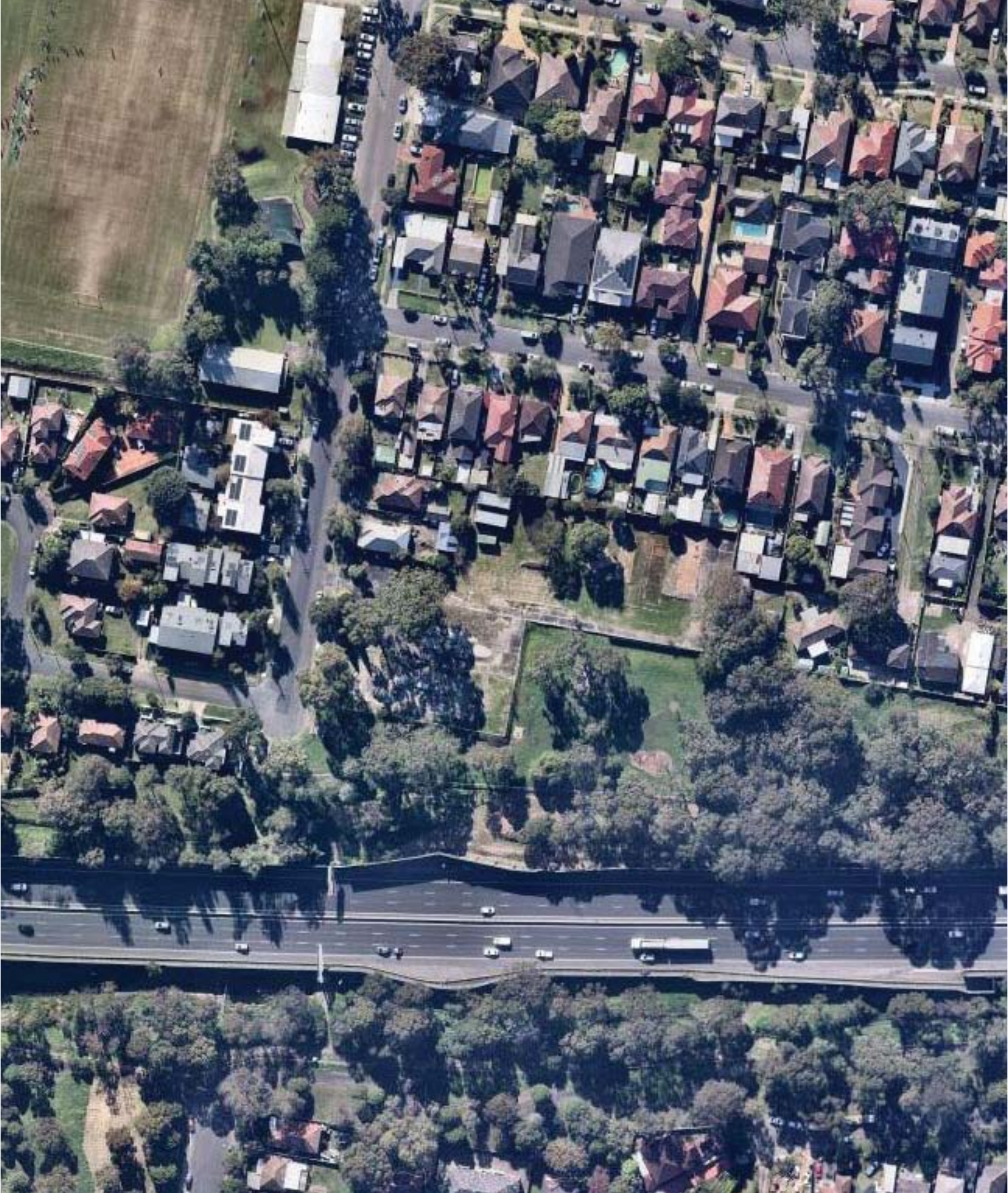
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## Amendment register

DOCUMENT ISSUE	REVISION	DATE	STATUS	PREPARED	CHECKED
Draft SSDA Report	P1	29.01.2022	DRAFT	AL/VH	AL
SSDA Report	A	07.12.2022	FINAL	AL/VH	AL

## Opal Narwee Parkland Community Care





Relevant SEARS

Issue and Assessment Requirements - Concept Proposal	Location in report
<p><b>7. Public Space</b></p> <ul style="list-style-type: none"><li>• Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.</li></ul>	<p><b>Refer design overview P9</b></p>
<ul style="list-style-type: none"><li>• Demonstrate how the development:<ul style="list-style-type: none"><li>o ensures that public space is welcoming, attractive and accessible for all.</li><li>o maximises permeability and connectivity.</li><li>o maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.</li><li>o maximises street activation.</li><li>o minimises potential vehicle, bicycle and pedestrian conflicts.</li></ul></li></ul>	<p><b>Refer contribution to landscape setting P9</b></p>
<p><b>8. Trees and Landscaping</b></p> <ul style="list-style-type: none"><li>• Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. Provide a detailed site-wide landscape plan, that:<ul style="list-style-type: none"><li>- details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.</li><li>- provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.</li></ul></li></ul>	<p><b>Refer to Arboricultural Impact Assessment prepared by Moore Trees and attached landscape plans for the site-wide proposed treatment and planting plans</b></p>
<ul style="list-style-type: none"><li>• <b>demonstrates how the proposed development would:</b><ul style="list-style-type: none"><li>- contribute to long term landscape setting in respect of the site and streetscape.</li><li>- mitigate the urban heat island effect and ensure appropriate comfort levels on-site.</li><li>- contribute to the objective of increased urban tree canopy cover.</li><li>- maximise opportunities for green infrastructure, consistent with Greener Places.</li></ul></li></ul>	<p><b>Refer attached landscape plans for the site-wide proposed treatment and planting plans</b></p>

Strategic Policies

The design of the external environments for 41 McLaren Street, North Sydney have been prepared to create an appropriate, vibrant and comfortable urban environment. This has been informed by the following State policies and NSW Government Architects strategies.

- Sydneys Green Grid - NSW Government Architect
- Greener Places - NSW Government Architect
- Better Placed - NSW Government Architect
- Designing with Country - NSW Government Architect
- Premiers Priorities - Greener Public Spaces
- Premiers Priorities - Greening our City





# SITE ANALYSIS



# SITE CONTEXT

## The Site

The site is located at 59-65 Karne Street North, Narwee within the Canterbury Bankstown Local Government Area (LGA). The site is legally described as Lot 2 in DP 518877 and Lot 2&3 in DP403467 and has a total area of approximately 7,147.8m<sup>2</sup>. It is regular in shape and is bounded by Karne Street North to the west, Richard Podmore Dog Park to the south and east, and residential houses to the North.

## LEGEND

-  Project Site
-  Existing landscape buffer
-  Green Open Space
-  Major Roads



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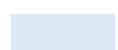
# SITE CONTEXT

## The Site

The site is located on Karne Street North which is a quiet residential street and surrounded by green open spaces and vegetation.

The site is within the Bankstown area located approximately 5km South of the Bankstown Train Station and 3km East of Salt Pan Creek Reserve

### LEGEND

-  Project Site
-  Existing landscape buffer
-  Green Open Space
-  Major Roads
-  Industrial zones



Site Context; Image source Nearmap 2022

## Opal Narwee Parkland Community Care



# EXISTING CHARACTER



*Diverse landscape typography throughout Salt Pan Creek including marshes, grassland and mangrove*



*Close proximity to Richard Podmore Dog park*



*Opportunities to connect the development to adjacent dog park*



*Outlook to significant canopy trees in adjacent open spaces*



*Outlook to significant canopy trees in adjacent open spaces*



*Quiet street setting with informal landscape character. Open fence palisade and low hedging*

## Opal Narwee Parkland Community Care





**CONCEPT**



# DESIGN NARRATIVE

## Design overview

The Landscape Architectural proposal for 59-65 Karne Street North, Narwee is focused on integrating the new aged care community into the existing natural environment and low-scale residential settings. The design of the landscape environments creates a series of landscape areas and courtyard that provoke deeper engagement with the broader landscape setting, offering both ecological and socio-cultural benefits.

These landscape layers are expressed into themes which inform the way-finding and materiality of the external environments supporting the aged care framework of Opal whilst simultaneously creating engaging outdoor amenity for residents and staff.

The colour, form and functionality of the proposal will complement the values of the site and County

With reference to the SEARs issued, *we note the following:*

## Public Space

The site provides equitable access for all visitors with a ramp from Karne Street to the Town Centre/ Lobby. The access way the lobby is furnished by low textural planting and feature paving with opportunities for interpretative of Country values. The external spaces are flat and easily accessible from the building's interior, with design elements that encourage both active and passive exploration and engagement by all age groups including play structures for younger children, multi-functional spaces for outdoor activities, and sensory engagement

## Contribution to landscape setting

The long term landscape setting will be respected through materiality and colours sympathetic to the low-scale residential setting. The landscape design focuses on creating a positive elevation to the streetscape by providing informal clusters of planting with canopy trees to enhance canopy tree coverage to Karne Street frontage. The same landscape treatment is proposed to continue to Richard Podmore Dog Park which will provide a green link complementing the local landscape character.

This will also minimise visual and acoustic impacts of the proposed structures from the streetscape and from neighbouring residential. The retention of mature trees to the street front allows the long-standing identity of the site to endure. Series of native planting with varying sensory qualities are proposed to the periphery of the site as an extension from existing green open space. This planting will positively contribute to the overall landscape setting equally to the streetscape and the residents.

## Urban heat island effect

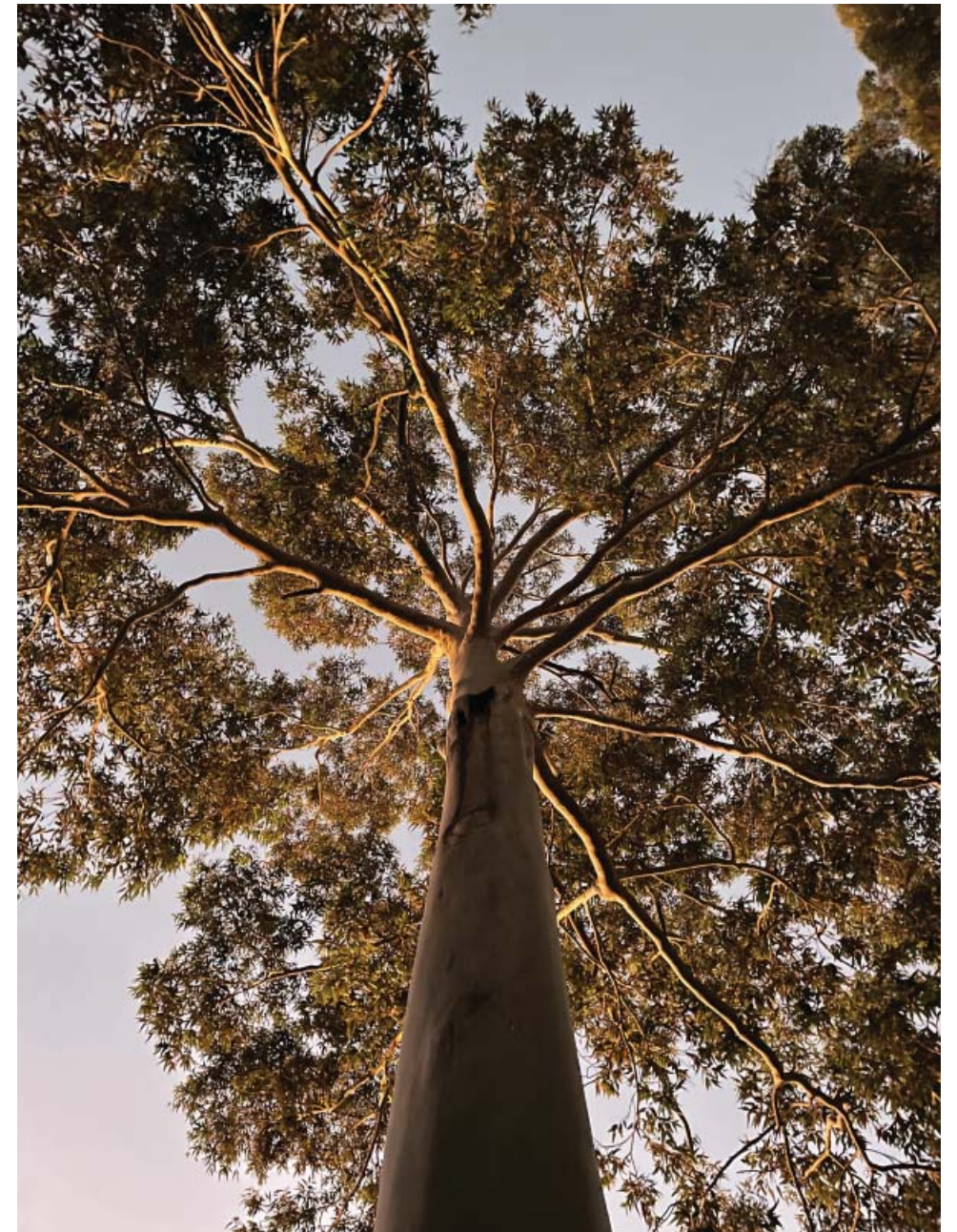
The retention of mature trees to the street front and periphery of the site will reduce solar impact to the development. A range of lighter coloured materials have been considered to all outdoor area and architectural facade

## Native Vegetation

The proposed planting character for the site aims to maintain consistency with the local ecological community - Castlereagh Ironbark Forest Ecological Community species. A mix of flowering native plant species have been selected to correspond to the existing vegetation across the area. Plant selections are sympathetic to the site's environmental conditions and season interest for the residents, ensuring that plant species offer hardiness to ensure longevity. This planting and its location to the East and southern edges of the site is complementary with the adjacent Richard Podmore Dog Park and will provide an improved vegetated presentation externally.

## Green Infrastructure

The use of native vegetation species has been implemented to all outdoor areas significantly increasing the plant density on site, providing quality outdoor amenity whilst contributing to the local biodiversity. The retention of mature trees to the street front and to the periphery of the site maintains tree canopy connectivity between Karne Street and Richard Podmore Dog Park. As noted, several small trees are proposed residents courtyards to create amenity and seasonal interest for the residents and staffs of these areas.



View of existing tree canopy

## Opal Narwee Parkland Community Care

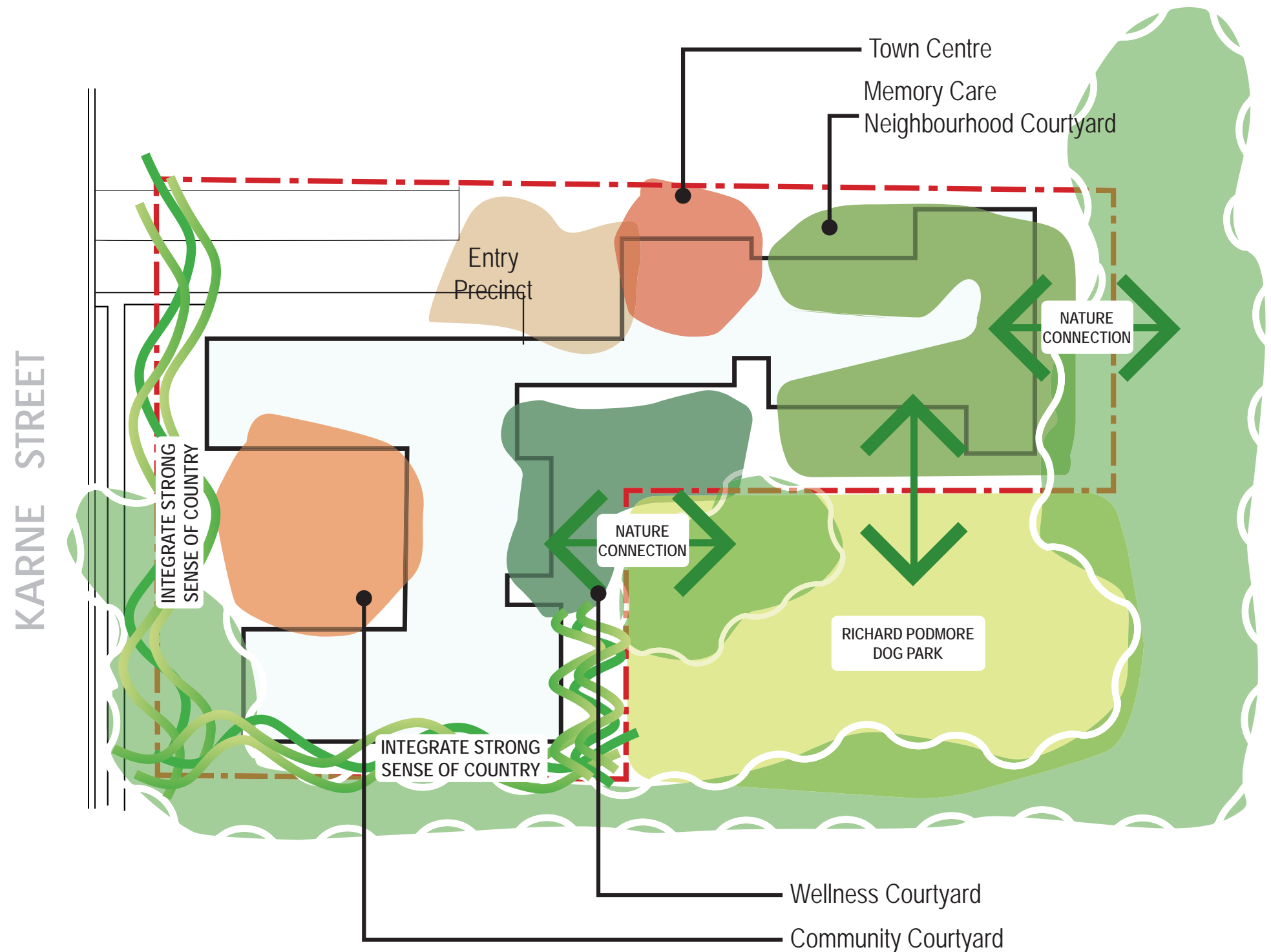


# DESIGN PRINCIPLES

## Design principles

The design seeks to embellish existing natural character of the area and the site and express via various areas throughout the development. This includes the following key principles:

1. Entry Precinct - The Entry precinct includes the entry and the cafe to the residential home. The design provides an alternative breakout space for the cafe and activities area along with a small children inclusive play space, gathering space and planting
2. Memory Care Neighborhood Courtyards - 2 North-facing residents courtyard with outlook to the important ecological community. The courtyards include a meandering pathway network which is punctuated by sensory planting and an array of residential actives
3. Wellness Courtyard - The courtyard design includes elements which promoting physical activities in the outdoor setting. For example: BBQ with sitting deck, re-enablement garden and productive garden. The design also provides outlook to adjacent dog park through cluster of canopy trees
4. Community Courtyard - The South-facing courtyard with existing *Corymbia maculata* as the focal element. The courtyard consist of circuit pathway network wrapping around existing tree with series of active and passive activations.
5. Integrate strong sense of Country - The development incorporates Country-centered design processes to celebrate the complexity and interconnected nature of site stories, connection and experiences. These stories form an Indigenous overlay and provide opportunities to link these stories through design elements such as plants selections, interpretative signage, materials and finishes.



## Opal Narwee Parkland Community Care

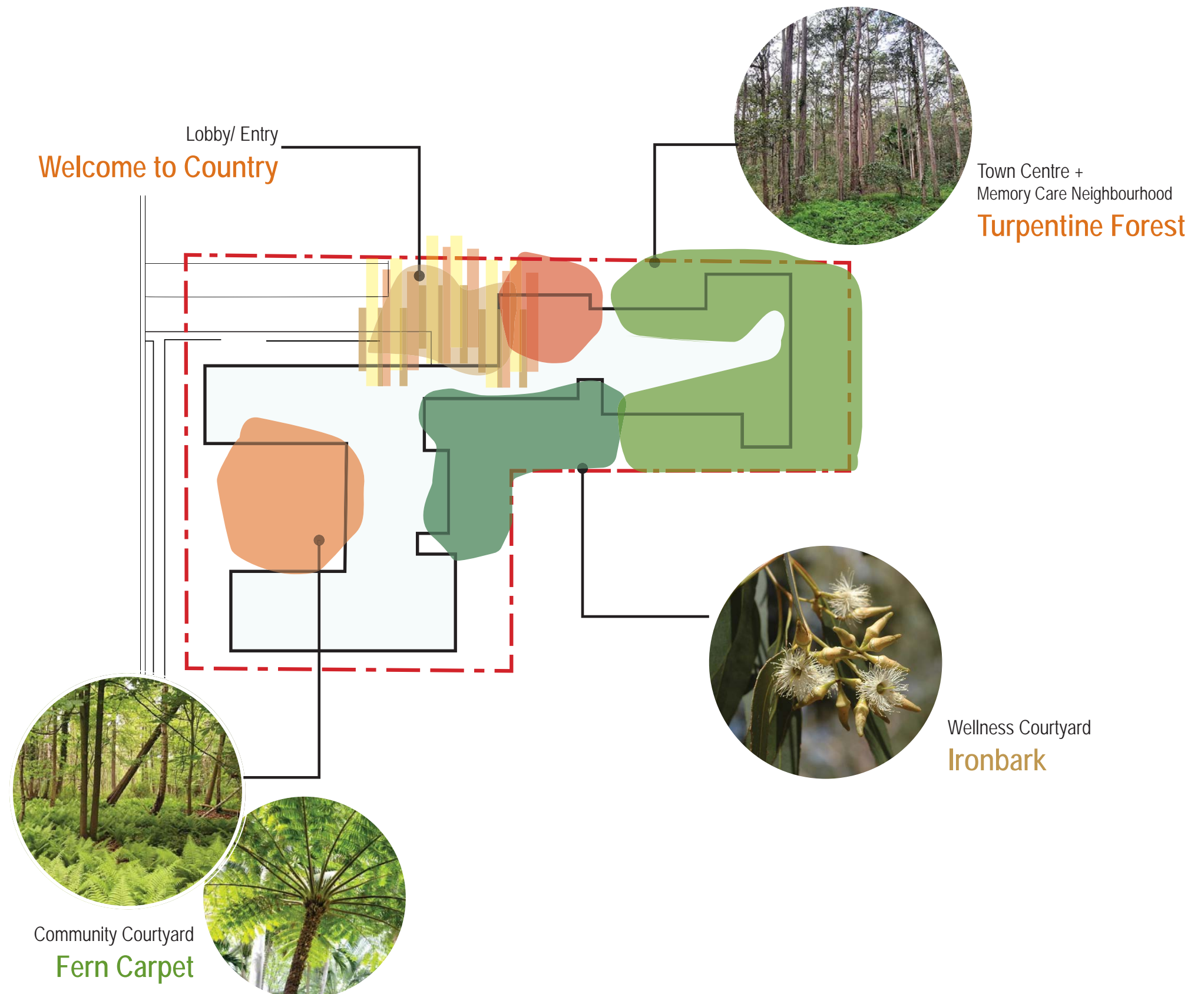


# COURTYARD THEMES

## Courtyard themes

The proposal contains numerous themed gardens which take inspirations from the existing environment of the area. The themes are:

1. Entry Precinct - **Welcome to Country**
2. Memory Care Neighborhood Courtyards - **Turpentine Forest**
3. Wellness Courtyard - **Ironbark Garden**
4. Community Courtyard - **Fern Carpet**



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Community Care



# MASTERPLAN



## Opal Narwee Parkland Community Care

### Design notes

- |  |   |
|--|---|
| <p>1 Landscape buffer to front setback to match with existing streetscape</p> <p>2 Buffer planting with visual connection to adjacent dog park</p> <p>3 Entry drop-off with feature paving</p> <p>4 Entry/ Town Centre</p> | <p>5 Turpentine Forest - Memory Care Neighbourhood Courtyard</p> <p>6 Ironbark Courtyard - Re-enablement/ Wellne: Garden</p> <p>7 Fern Carpet - Community Courtyard</p> <p>8 Walking path amongst native grasses to prov opportunities for education and engagement Country</p> |
|--|---|



# PLANTING CHARACTER



*Angophora bakeri*



*Eucalyptus sp*



*Elaeocarpus reticulatus*



*Exocarpos cupressiformis*



*Syncarpia glomulifera*

## Trees



*Callistemon 'Great balls of fire'*



*Escallonia 'Pink pixie'*



*Asplenium australasicum*



*Hakea laurina* Pin-Cushion Hakea



*Grevillea sp.* Spider flower



*Hibbertia serpyllifolia*

## Shrubs



*Adiantum aethiopicum* Maidenhair fern



*Banksia 'Roller coaster'* Ground cover banksia



*Actinotis helianthi* Flannel flower



*Pittosporum 'Miss Muffett'* Miss Muffett



*Pandorea pandorana* Wonga Wonga vine



*Lavender dentata* Lavender

## Groundcovers

## Opal Narwee Parkland Community Care