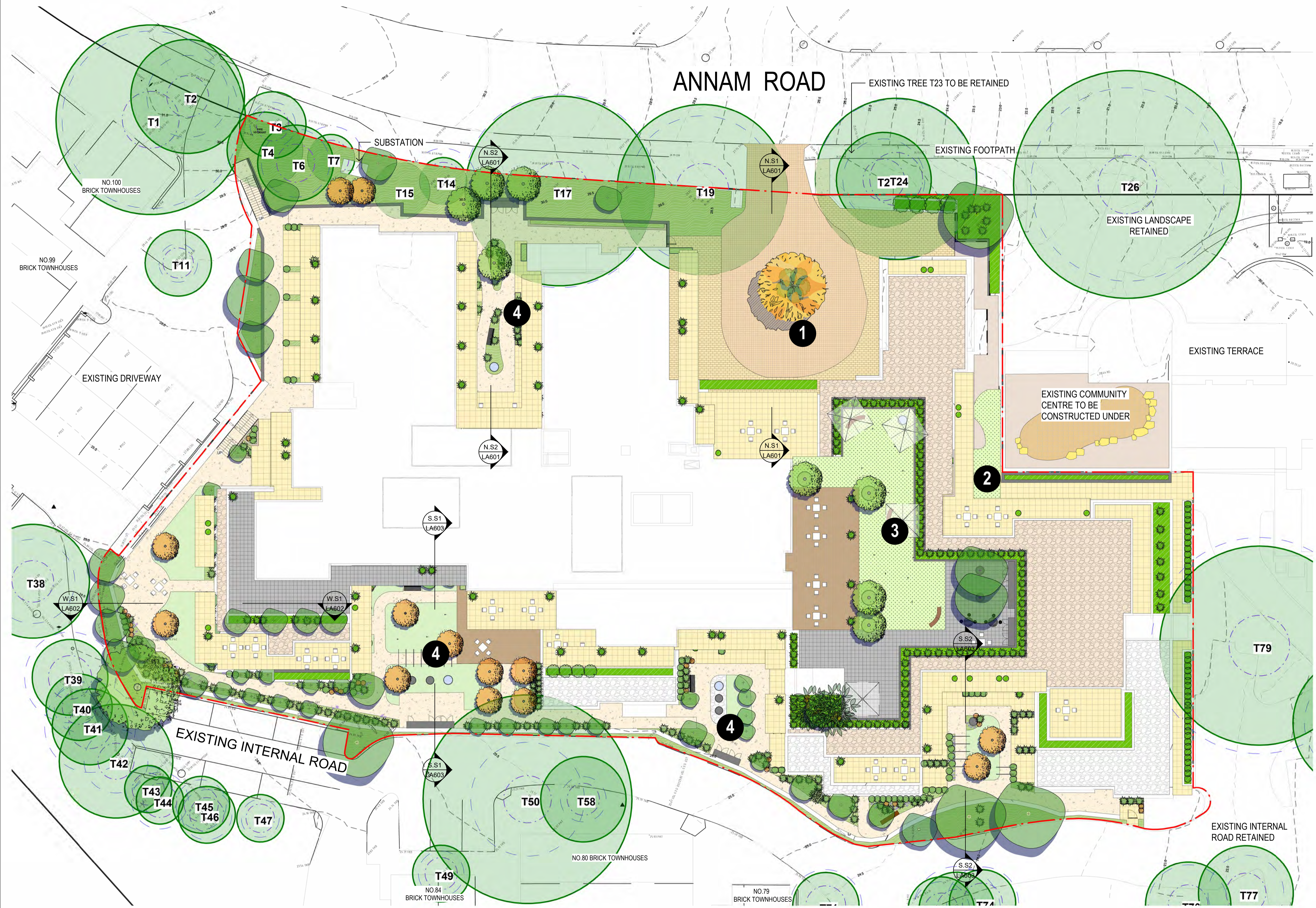


Opal Bayview

ANNAM ROAD BAYVIEW, NSW 2104

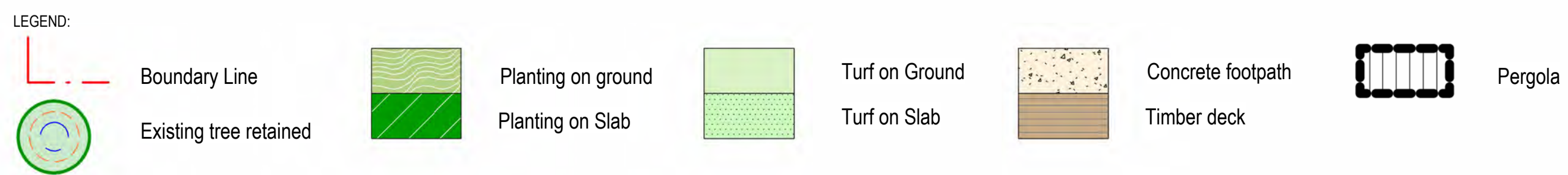
Landscape Architecture State Significant Development Application Drawings

Sheet Number	Sheet Name
LA000	COVER SHEET AND DRAWING REGISTER
LA100	SITE PLAN
LA101	TREE RETENTION AND REMOVAL PLAN
LA200	GROUND LEVEL - OVERALL PLAN
LA201	GROUND LEVEL - PORT COCHERE
LA202	GROUND LEVEL - KOOKABURRA COURTYARD
LA301	LOWER GROUND LEVEL - OVERALL PLAN
LA302	MCN NEIGHBOURHOOD
LA303	DRAGONFLY COURTYARD
LA400	LEVEL 1 - OVERALL PLAN
LA500	LEVEL 2 - OVERALL PLAN
LA501	COCKATOO COURTYARD
LA601	SECTIONS - NORTH BOUNDARY
LA602	SECTIONS - WEST BOUNDARY
LA603	SECTIONS - SOUTH BOUNDARY
LA701	PLANTING SCHEDULE AND CHARACTER
LA702	BOUNDARY FENCING PLAN
LA703	LANDSCAPE AREA CALCULATION
LA801	TYPICAL DETAILS



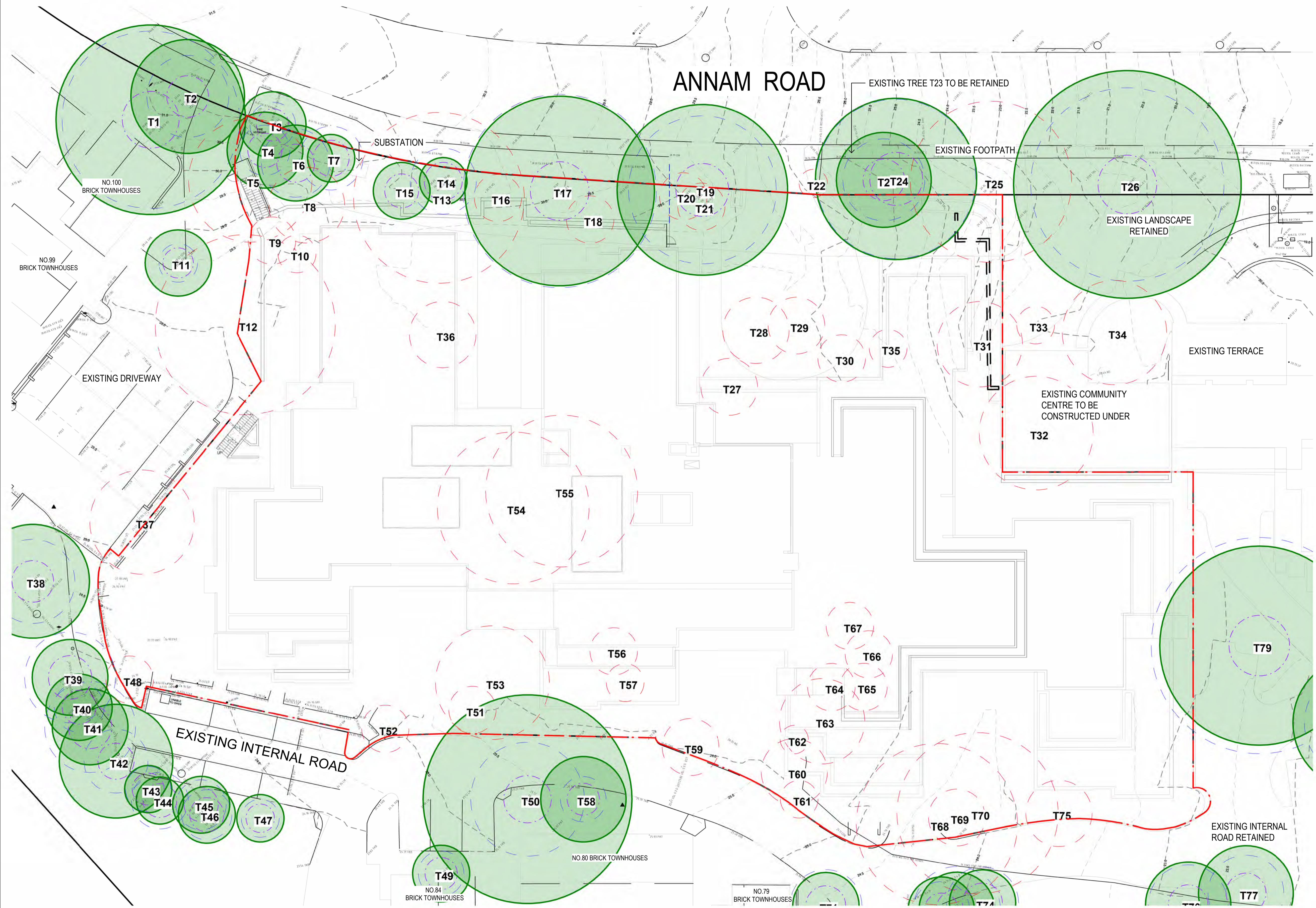
- ### Design notes
- 1 Porte-cochere with Entry Drop-off framed by Feature Tree
 - 2 Small Children Play Space
 - 3 Rooftop Terrace with Communal Activities Offering Views of The Surroundings
 - 4 Residents' Themed Courtyards

Opal Bayview
LANDSCAPE ARCHITECTURE SSDA DRAWINGS



CLIENT: Opal Healthcare	DRAWING: LA100	REV: A	 TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD SYDNEY STUDIO 218 OXFORD STREET WOOLLAHRA NSW 2025 T: +61 2 9387 8855 F: +61 2 9387 8108 E: STUDIO@TAYLORBRAMMER.COM.AU
REVISION DATE: 28.08.2025	REV: FOR SSDA	DATE: 22.10.2025	
JOB NO: 24-1405			
CHECKED: AL			
DRAWN BY: DL DESIGNED BY: VH			

SITE PLAN



Existing Tree Schedule					
ID	Botanical Name	Height (mm)	Spread (mm)	SRZ (mm)	
T1	Eucalyptus punctata	23000	20000	9360	3000
T2	Jacaranda mimosifolia	7000	12000	4320	2200
T3	Banksia integrifolia	11000	7000	2400	1700
T4	Banksia integrifolia	11000	8000	2640	1800
T5	Jacaranda mimosifolia	11000	13000	3360	1900
T6	Jacaranda mimosifolia	9000	8000	3600	2000
T7	Livistona australis	8000	5000	3360	1900
T8	Jacaranda mimosifolia	8000	8000	3360	1900
T9	Leptospermum patersonii	6000	5000	2040	1600
T10	Leptospermum patersonii	6000	4000	2000	1500
T11	Acacia baileyana	6000	7000	2040	1600
T12	Ulmus parvifolia	11000	19000	5400	2400
T13	Eucalyptus punctata	18000	18000	6240	2500
T14	Livistona australis	9000	5000	3480	2000
T15	Banksia integrifolia	12000	6000	3000	1800
T16	Jacaranda mimosifolia	6000	5000	2000	1500
T17	Eucalyptus fibrosa	19000	20000	10200	3100
T18	Melaleuca quinquenervia	9000	5000	2160	1600
T19	Eucalyptus fibrosa	19000	18000	7800	2800
T20	Melaleuca quinquenervia	6000	5000	2000	1500
T21	Melaleuca quinquenervia	6000	5000	2000	1500
T22	Eucalyptus fibrosa	6000	3000	2000	1500
T23	Eucalyptus punctata	11000	10000	4320	2200
T24	Angophora floribunda	19000	17000	8400	2800
T25	Syncarpia glomulifera	17000	17000	9360	3000
T26	Corymbia maculata	23000	24000	10200	3100
T27	Ulmus parvifolia	5000	6000	2000	1500
T28	Strelitzia nicotai	9000	7000	2400	1700
T29	Polyspora axillaris	6000	6000	2760	1800
T30	Murraya paniculata	4000	5000	2280	1600
T31	Jacaranda mimosifolia	8000	9000	2400	1700
T32	Strelitzia nicotai	7000	12000	3000	1800
T33	Jacaranda mimosifolia	7000	4000	2400	1700
T34	Robinia pseudoacacia	7000	11000	3600	2000
T35	Banksia integrifolia	9000	4000	2000	1500
T36	Lagerstroemia indica	8000	7000	2040	1600
T37	Polyspora axillaris	8000	11000	4800	2300
T38	Eucalyptus grandis	18000	12000	4440	2200
T39	Brachycton acerifolius	14000	8000	4800	2300
T40	Syncarpia glomulifera	10000	7000	2640	1800
T41	Brachycton acerifolius	14000	8000	4800	2300
T42	Syncarpia glomulifera	13000	12000	3360	1900
T43	Callistemon salignus	13000	5000	2400	1700
T44	Callistemon salignus	13000	5000	3000	1800
T45	Callistemon salignus	10000	6000	2640	1800
T46	Callistemon salignus	10000	6000	2640	1800
T47	Howea forsteriana	5000	5000	2000	1500
T48	Livistona australis	12000	5000	3480	2000
T49	Elaeocarpus reticulatus	12000	6000	2400	1700
T50	Corymbia maculata	17000	22000	6000	2500
T51	Pittosporum undulatum	6000	5000	2400	1700
T52	Elaeocarpus reticulatus	6000	5000	2000	1500
T53	Strelitzia nicotai	7000	12000	2000	1800
T54	Melaleuca quinquenervia	16000	16000	6600	2600
T55	Melaleuca quinquenervia	16000	16000	6000	2500
T56	Plumeria acutifolia	5000	5000	2040	1600
T57	Phoenix roebelenii	5000	4000	2000	1500
T58	Buckinghamia celisima	9000	9000	2400	1700
T59	Grevillea robusta	7000	6000	2000	1500
T60	Livistona australis	10000	7000	3480	2000
T61	Banksia integrifolia	5000	4000	2000	1500
T62	Cyathea australis	8000	3000	2000	1500
T63	Hymenosporum flavum	14000	9000	2880	1800
T64	Magnolia grandiflora	6000	5000	2000	1500
T65	Magnolia grandiflora	6000	5000	2000	1500
T66	Camellia sasanqua	5000	5000	2000	1600
T67	Magnolia grandiflora	6000	5000	2000	1500
T68	Eucalyptus saligna	16000	17000	5520	2400
T69	Banksia integrifolia	7000	6000	2900	1800
T70	Eucalyptus saligna	16000	17000	6500	2600
T71	Corymbia maculata	13000	7000	3800	2100
T72	Leptospermum patersonii	6000	7000	3000	1800
T73	Eucalyptus saligna	13000	8000	4600	2200
T74	Corymbia maculata	13000	7000	3800	2100
T75	Acer palmatum	7000	7000	2400	1700
T76	Corymbia maculata	16000	9000	4200	2100
T77	Corymbia maculata	16000	10000	4000	2100
T78	Eucalyptus saligna	17000	14000	5800	2400
T79	Eucalyptus microcorys	23000	21000	11400	3200

REFER TO AIA REPORT PREPARED BY HEARTWOOD TREE CONSULTING, DATED 08.10.2025 FOR FURTHER INFORMATION.

TREE RETENTION AND REMOVAL PLAN

Opal Bayview
LANDSCAPE ARCHITECTURE SSDA DRAWINGS



CLIENT: Opal Healthcare
REVISION DATE: 28.08.2025
JOB NO: 24-1405
CHECKED: AL
DRAWN BY: DL
DESIGNED BY: VH

DRAWING: LA101
REV: FOR SSDA

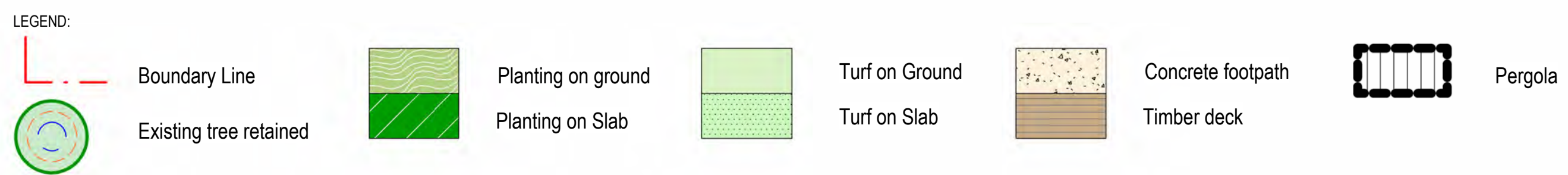
REV: A
DATE: 22.10.2025

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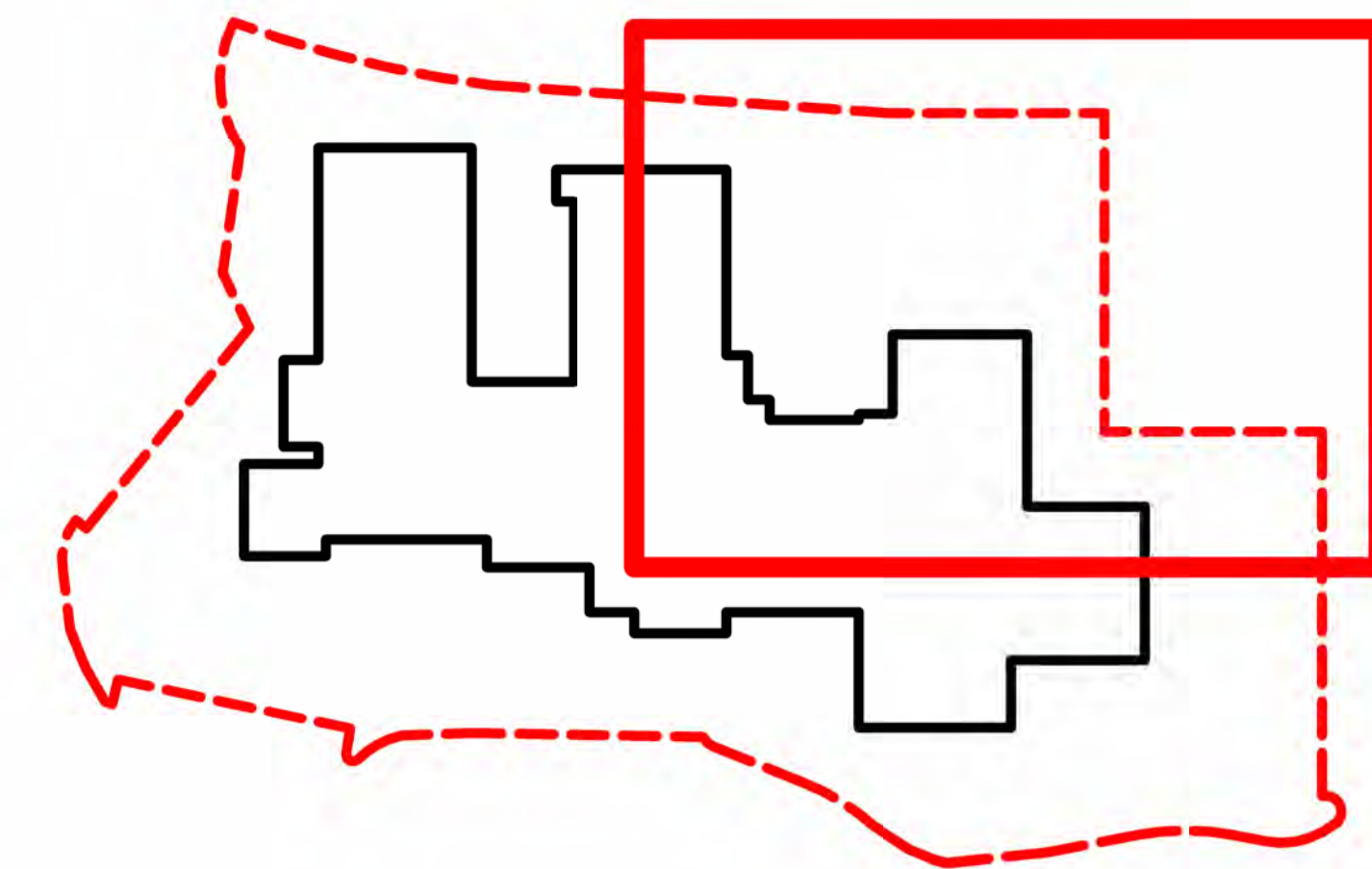
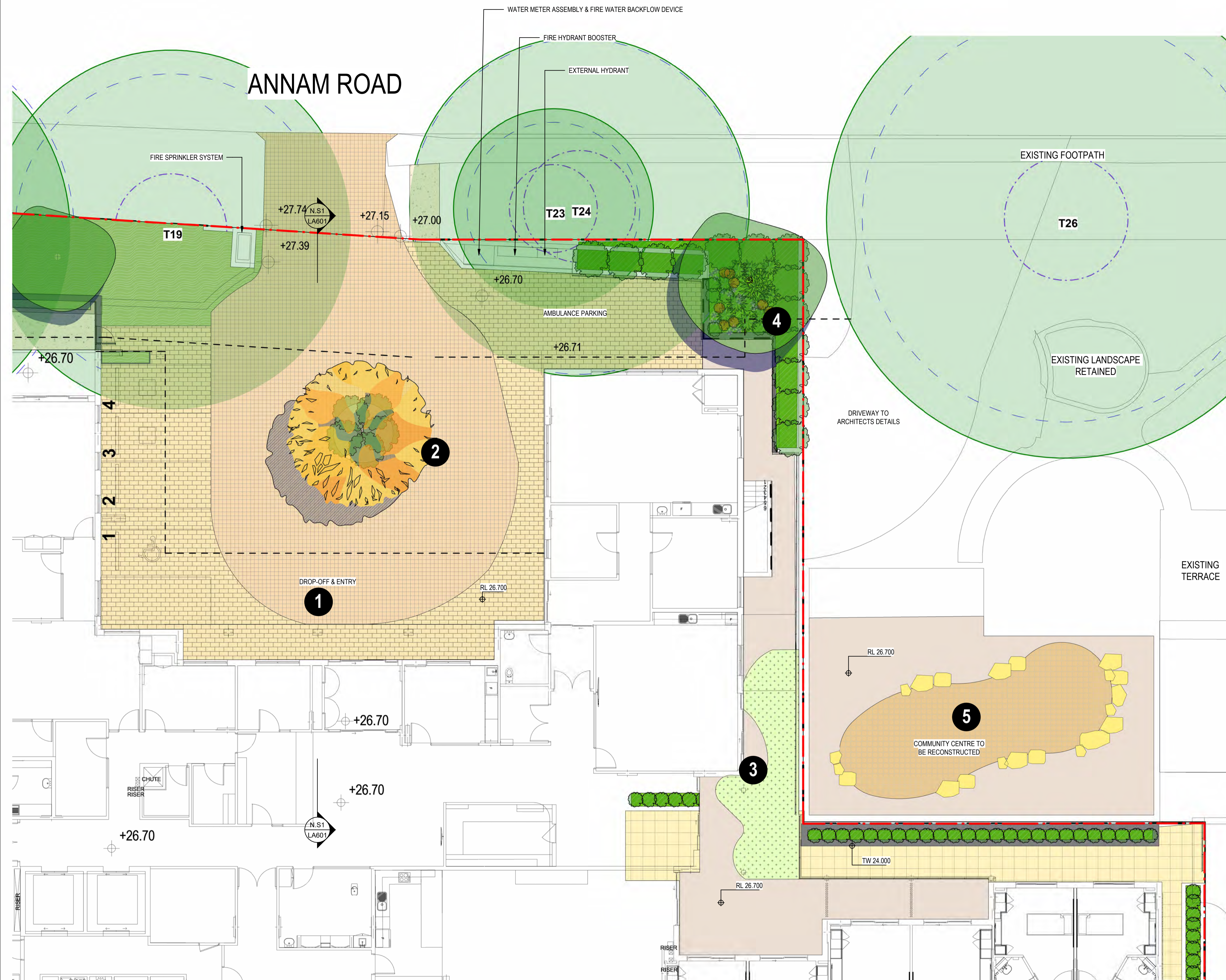


GROUND LEVEL - OVERALL PLAN

Opal Bayview
LANDSCAPE ARCHITECTURE SSDA DRAWINGS



CLIENT: Opal Healthcare	DRAWING: LA200	REV: A	 TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD SYDNEY STUDIO 218 OXFORD STREET WOOLLAHRA NSW 2025 T: +61 2 9387 8855 F: +61 2 9387 8108 E: STONY@TAYLORBRAMMER.COM.AU
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JOB NO: 24-1405			
CHECKED: AL			
DRAWN BY: DL DESIGNED BY: VH			

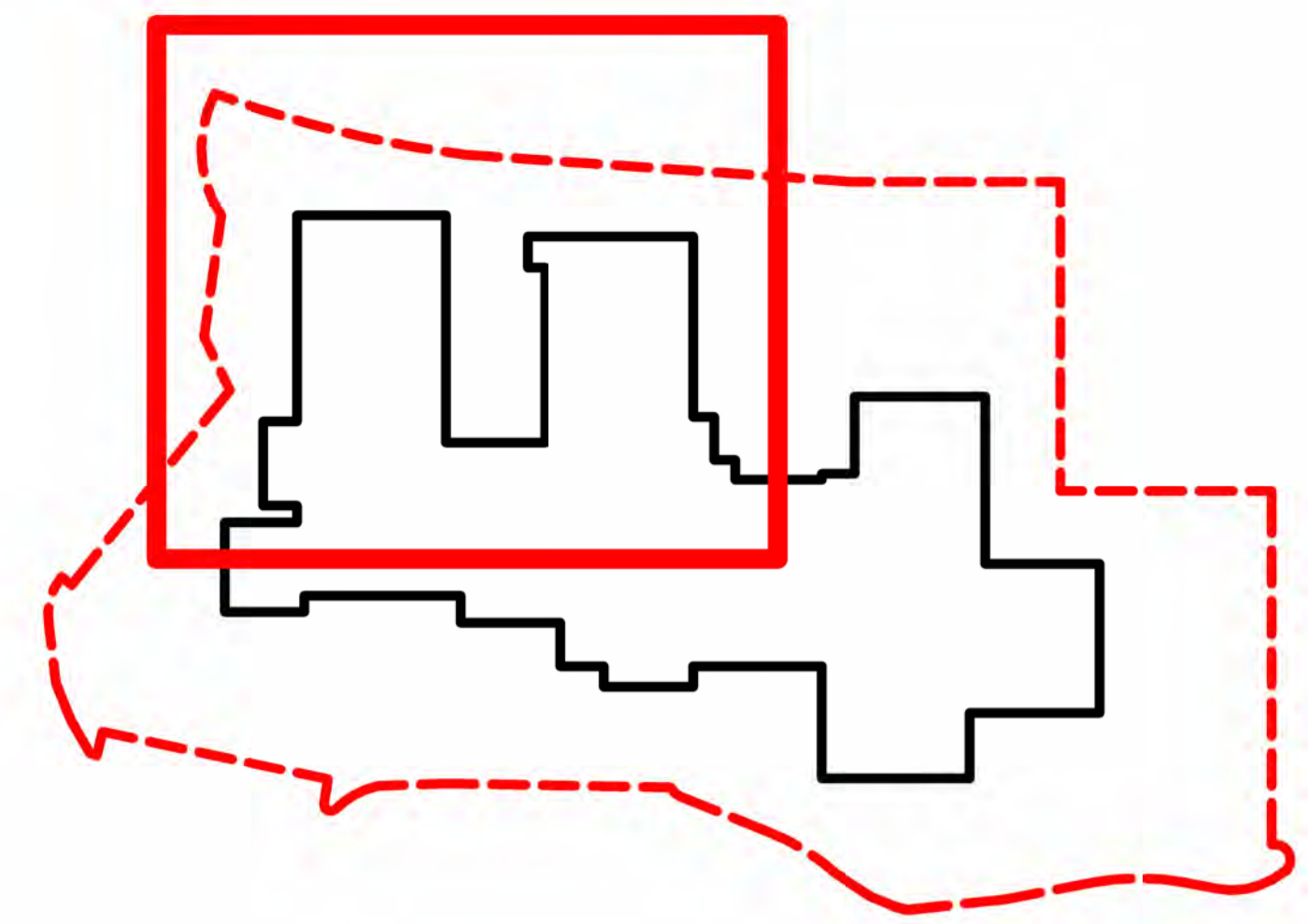


Keyplan

Design notes

- 1 Feature paving to entry drop-off
- 2 Feature tree to central island
- 3 Play area with equipments in association with the theme
- 4 Planting buffer with trailing plants to cascade over planter wall
- 5 Low succulent planting to roof to maintain green elevation to the street

GROUND LEVEL - PORT COCHERE



Keyplan

Design notes

- 1 Open paving area providing spill out area from lounge
- 2 Circuit loop with points of interest e.g water feature, sculptures
- 3 Pergola with working bench to replicate the existing architectural features
- 4 Private patio to bedrooms with low screening hedge
- 5 Central planting bed with feature tree and sculpture

GROUND LEVEL - KOOKABURRA COURTYARD



LOWER GROUND LEVEL - OVERALL PLAN

Opal Bayview
LANDSCAPE ARCHITECTURE SSDA DRAWINGS

LEGEND:

- Boundary Line
- Existing tree retained
- Planting on ground
- Planting on Slab
- Turf on Ground
- Turf on Slab
- Concrete footpath
- Timber deck
- Pergola

CLIENT: Opal Healthcare
 REVISION DATE: 28.08.2025
 JOB NO: 24-1405
 CHECKED: AL
 DRAWN BY: DL
 DESIGNED BY: VH

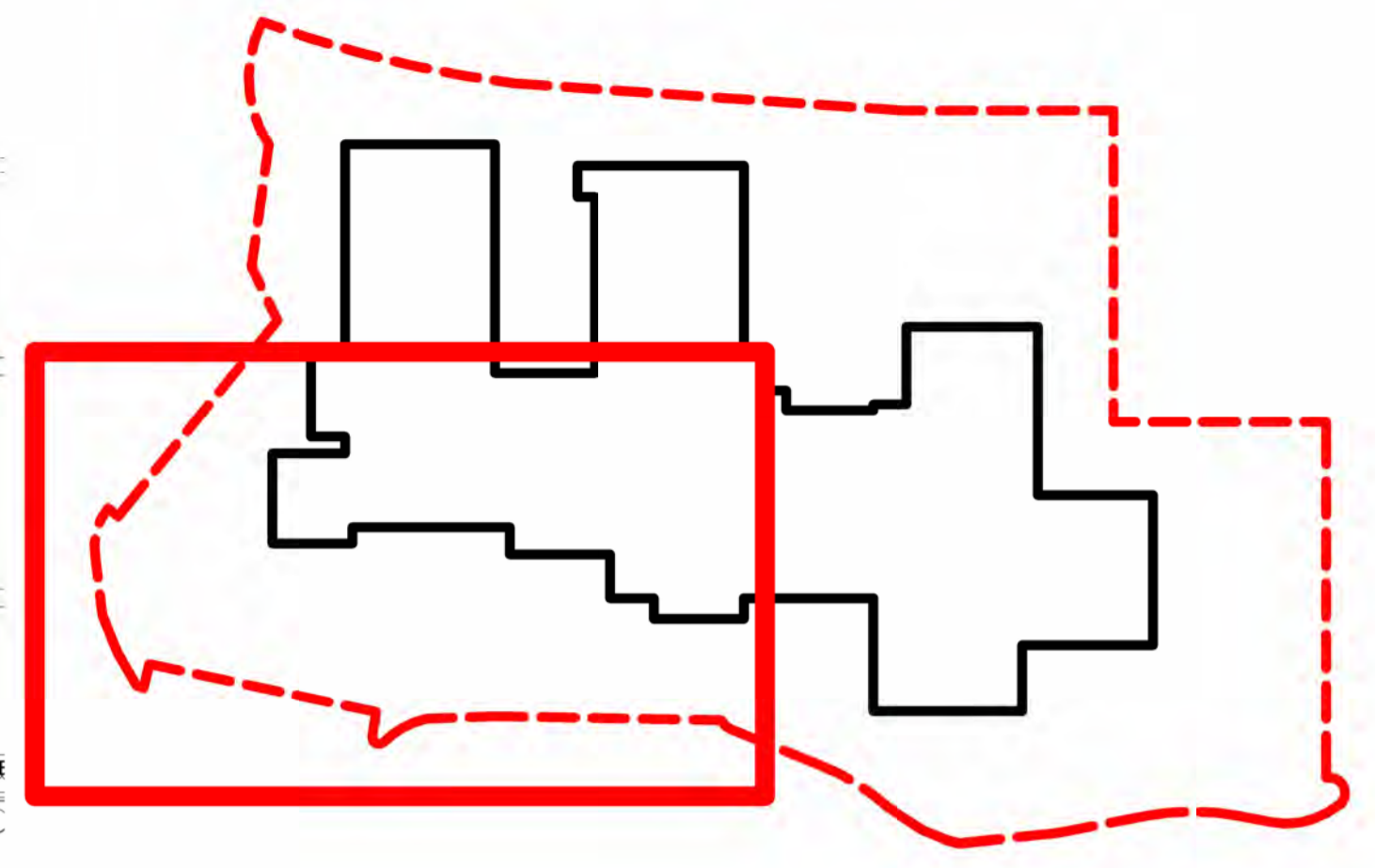
DRAWING: **LA301**
 REV: FOR SSDA

REV: **A**
 DATE: 22.10.2025

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Keyplan

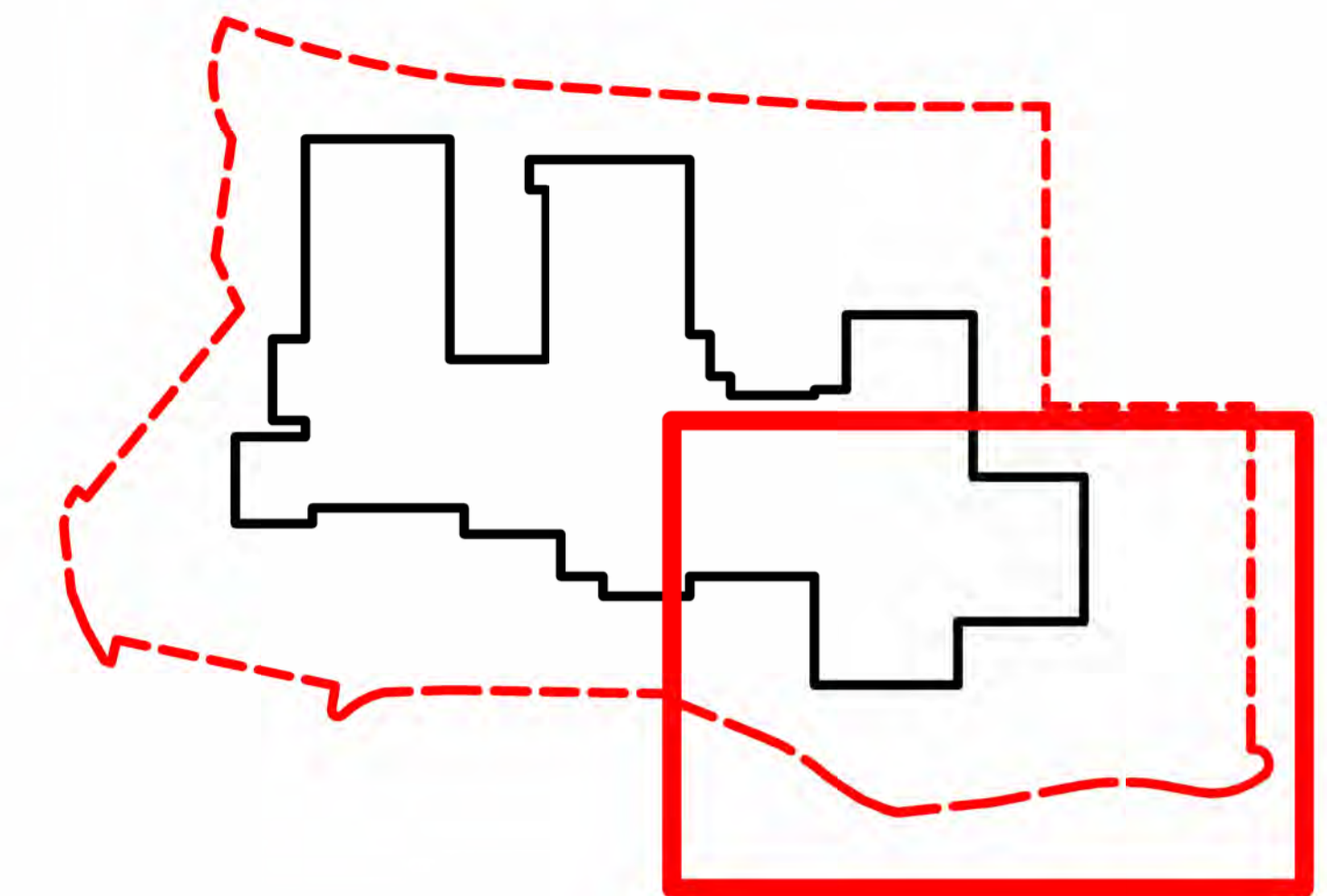
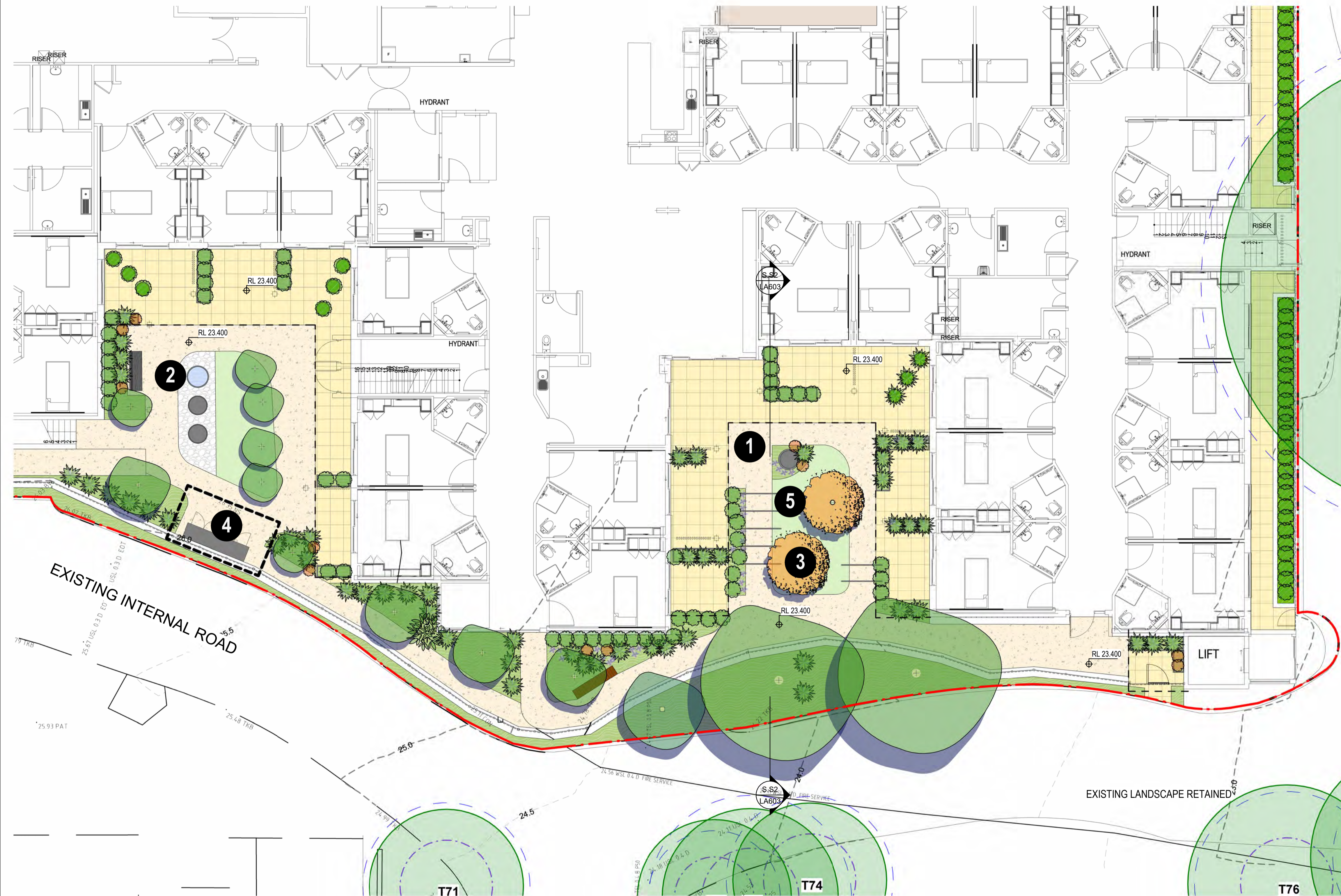
Design notes

- 1** Open paving area providing spill out area from lounge
- 2** Circuit loop with points of interest e.g water feature, sculptures
- 3** Elevated tea house over dry creek bed
- 4** Pergola with working bench and vegetable gardens
- 5** Multi-fuctional open turf area

LEGEND:

	Boundary Line		Planting on ground		Turf on Ground		Concrete footpath		Pergola
	Existing tree retained		Planting on Slab		Turf on Slab		Timber deck		

MCN NEIGHBOURHOOD



Keyplan

Design notes

- 1** Open paving area providing spill out area from lounge
- 2** Circuit loop with points of interest e.g water feature, sculptures
- 3** Feature tree to provide seasonal interest from lounge
- 4** Pergola with working bench and vegetable gardens
- 5** Multi-fuctional open turf area

	Boundary Line		Planting on ground		Turf on Ground		Concrete footpath		Pergola
	Existing tree retained		Planting on Slab		Turf on Slab		Timber deck		

DRAGONFLY COURTYARD



Design notes

- 1 Open paving area providing spill out area from lounge
- 2 Hedge and spillover planting to edge to screen overlook to neighbouring village
- 3 Private patio to beds with loose planting pots to provide separation

LEVEL 1 - OVERALL PLAN

LEGEND:

	Boundary Line		Planting on ground		Turf on Ground		Concrete footpath		Pergola
	Existing tree retained		Planting on Slab		Turf on Slab		Timber deck		



LEVEL 2 - OVERALL PLAN

Opal Bayview
LANDSCAPE ARCHITECTURE SSDA DRAWINGS

LEGEND:

- Boundary Line
- Existing tree retained
- Planting on ground
- Planting on Slab
- Turf on Ground
- Turf on Slab
- Concrete footpath
- Timber deck
- Pergola

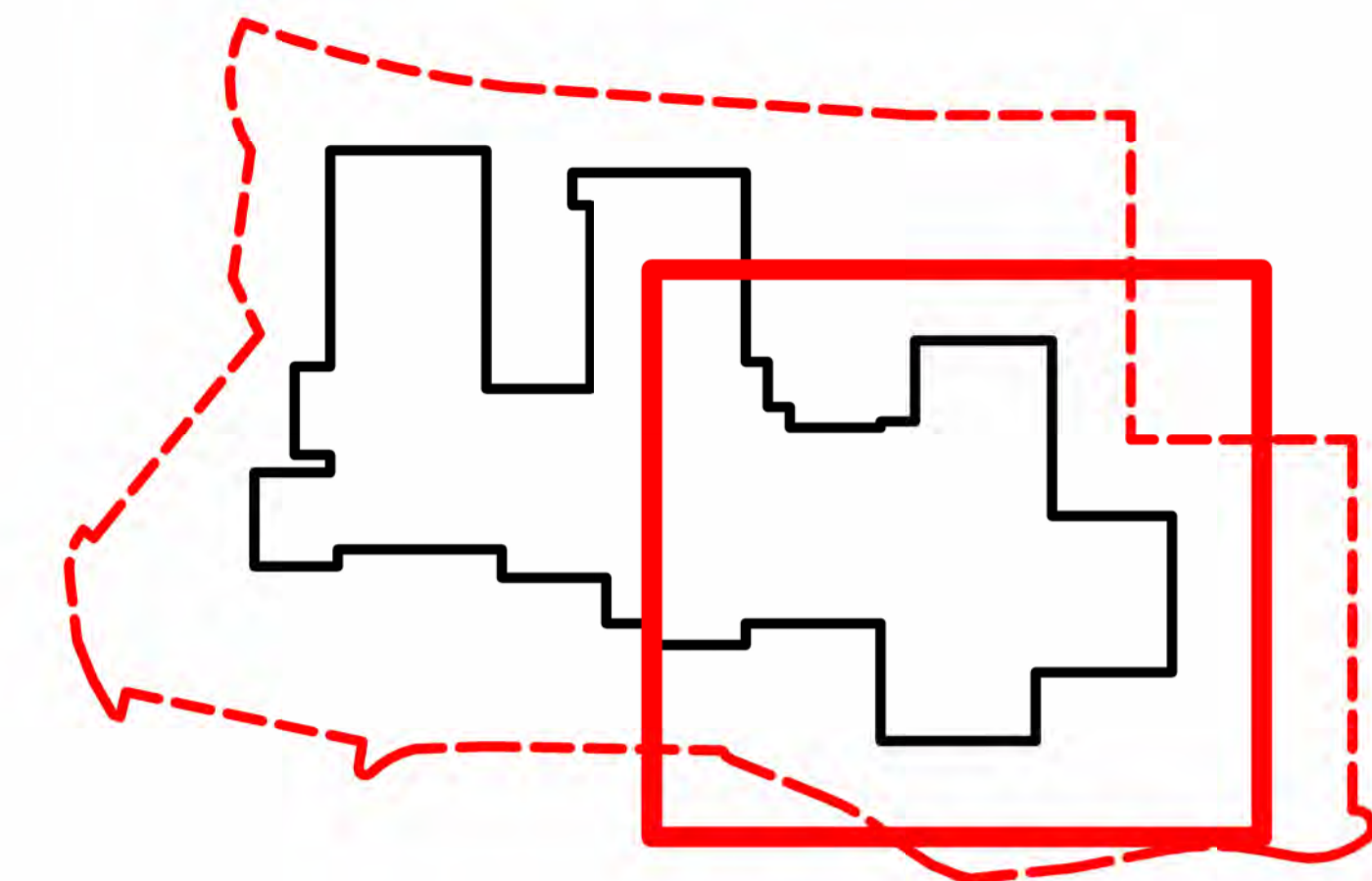
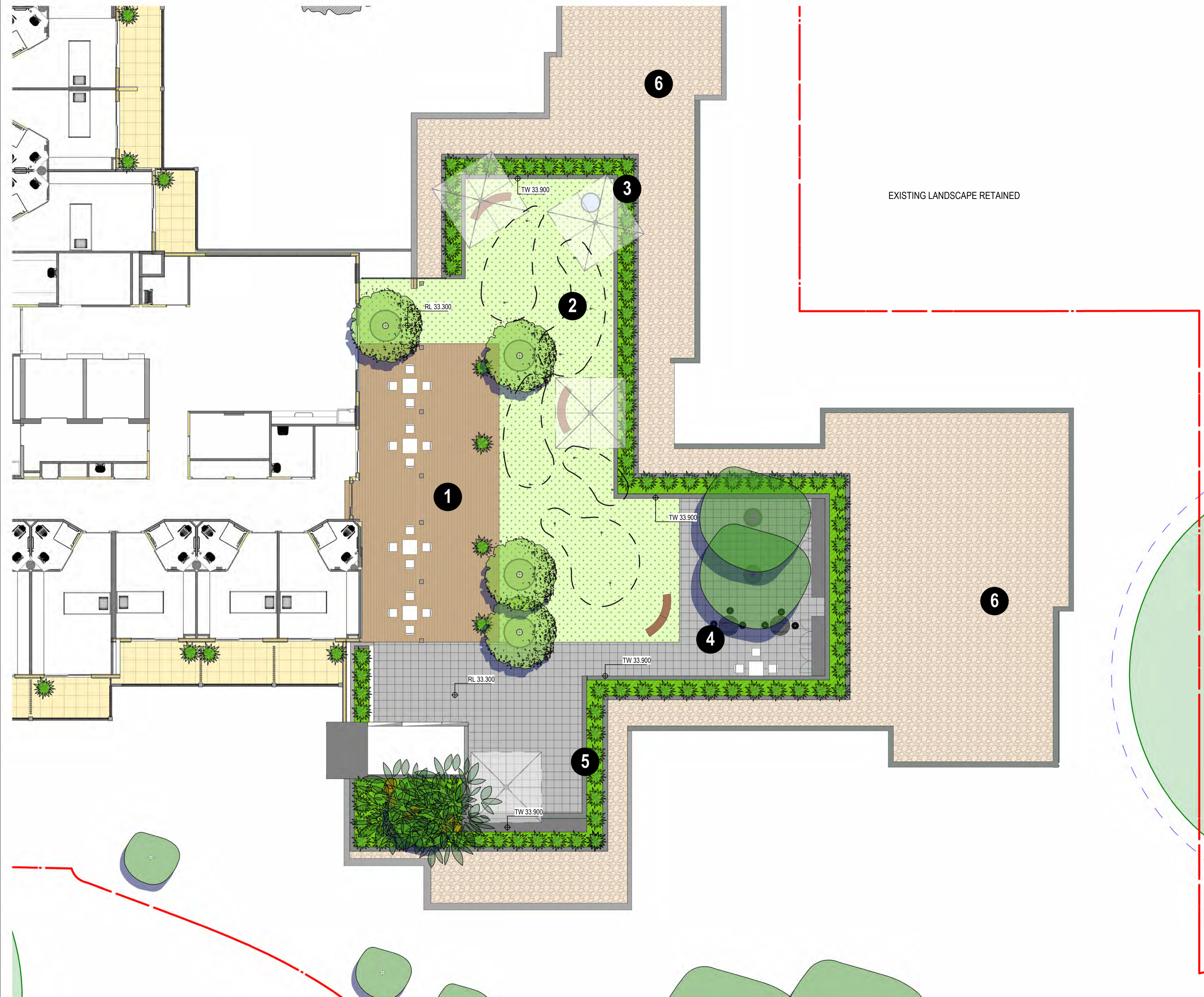
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 DRAWN BY: DL
 DESIGNED BY: VH

DRAWING: **LA500**
 REV: FOR SSDA

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Keyplan

Design notes

- 1** Open seating area with loose seating under pergola
- 2** Putt putt zone with feature trees and umbrellas for shade
- 3** Focal water feature to provide visual interest from corridor interest
- 4** Rooftop productive garden with vine covered arbor, BBQ and edible garden
- 5** Hedge and spillover planting to edge to screen overlook to neighbouring village
- 6** Green roof with PV panel over

COCKATOO COURTYARD

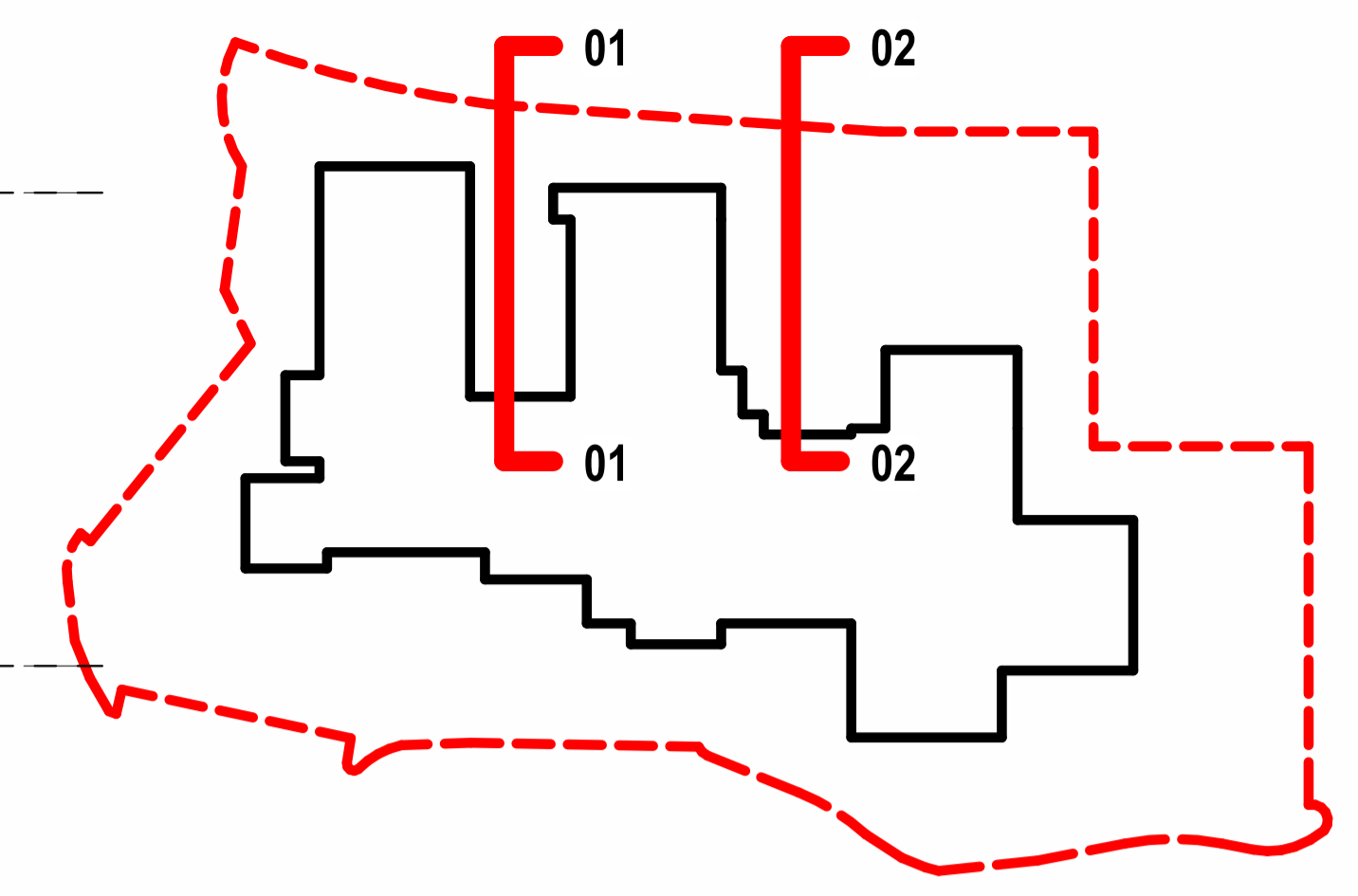
Opal Bayview
LANDSCAPE ARCHITECTURE SSDA DRAWINGS

LEGEND:

	Boundary Line		Planting on ground		Turf on Ground		Concrete footpath		Pergola
	Existing tree retained		Planting on Slab		Turf on Slab		Timber deck		

CLIENT: Opal Healthcare	DRAWING: LA501	REV: A	 TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD SYDNEY STUDIO 218 OXFORD STREET WOOLLAHRA NSW 2025 T: +61 2 9387 8855 F: +61 2 9387 8158 E: SYDNEY@TAYLORBRAMMER.COM.AU
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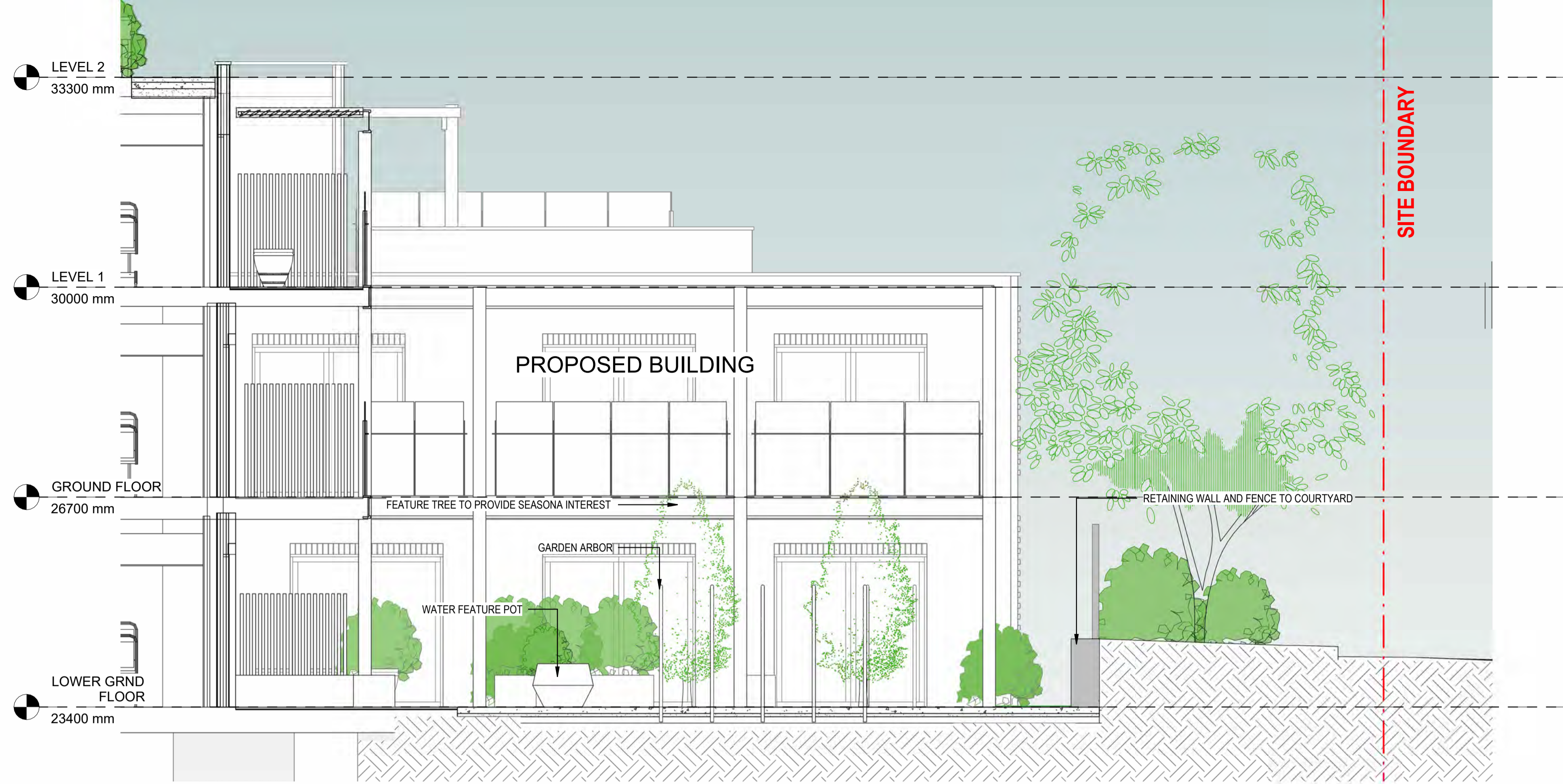
Keyplan

01 NORTH - KOOKABURRA COURTYARD
1 : 50

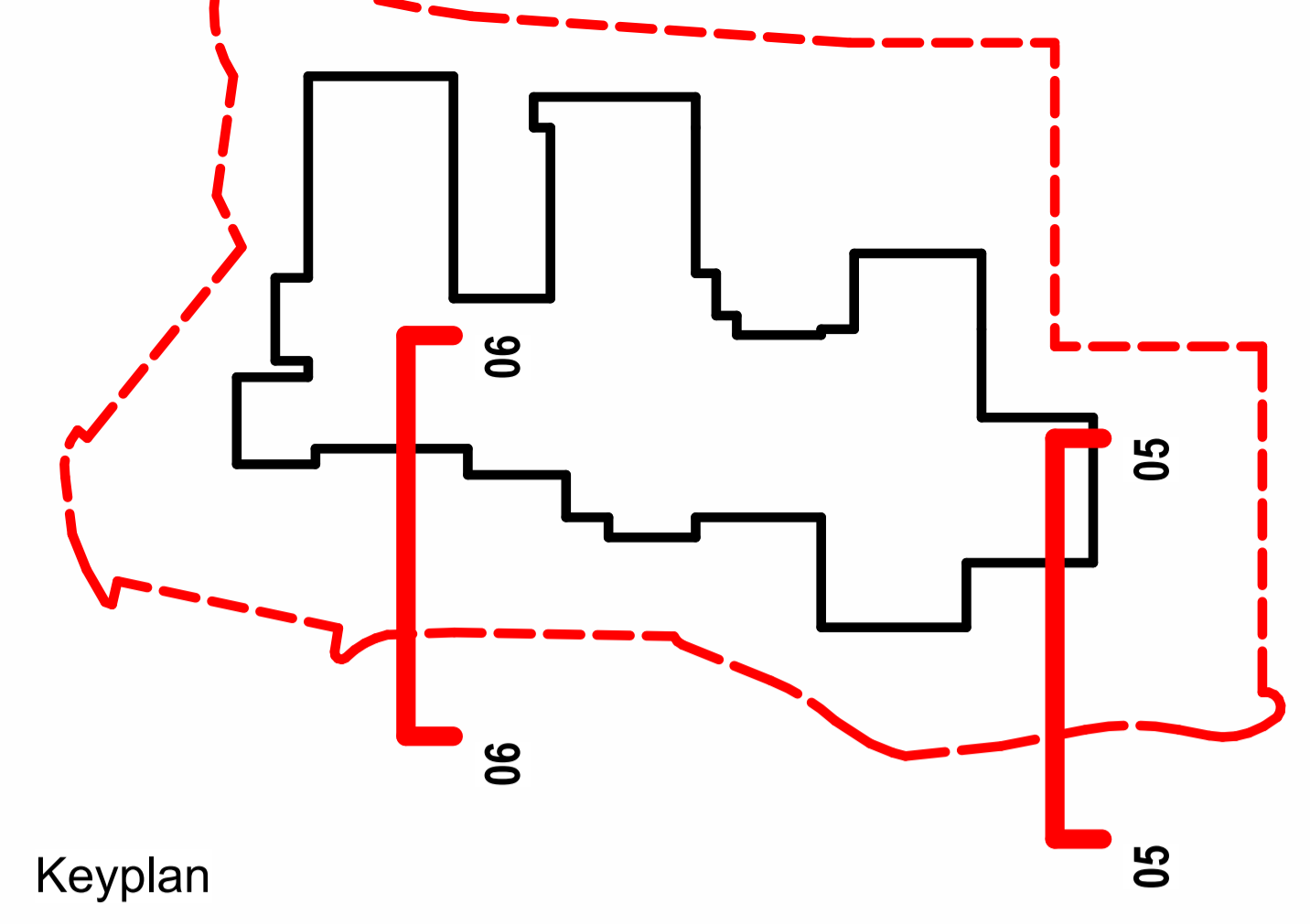


02 NORTH - PORT COCHERE
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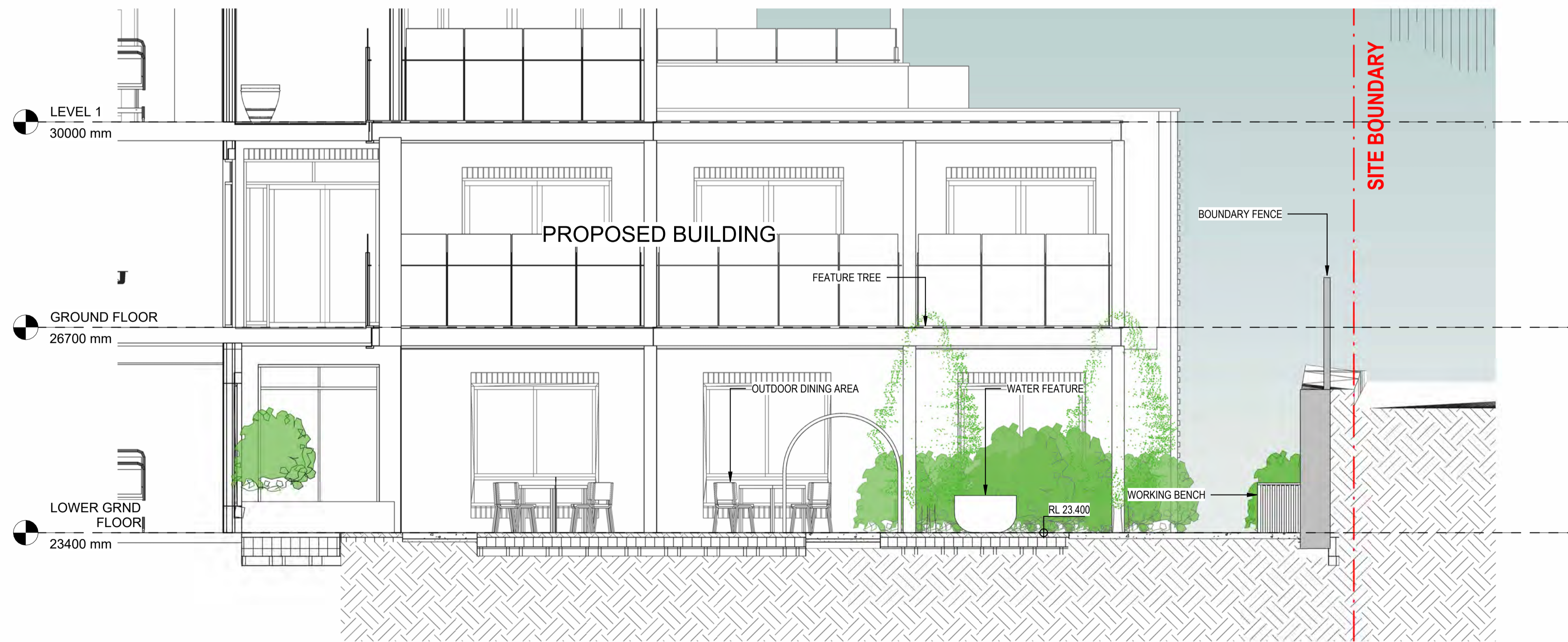
SECTIONS - NORTH BOUNDARY



05 SOUTH - MCN NEIGHBOURHOOD 2
1:50

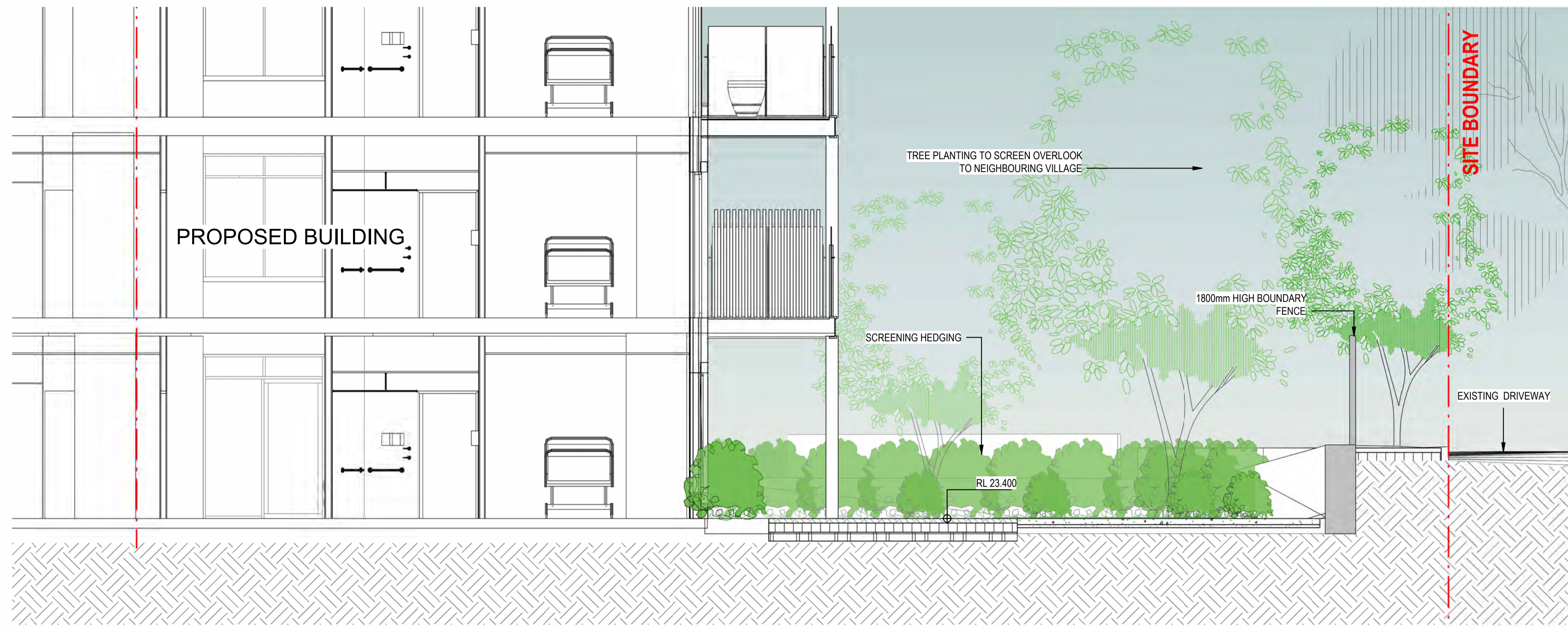


Keyplan

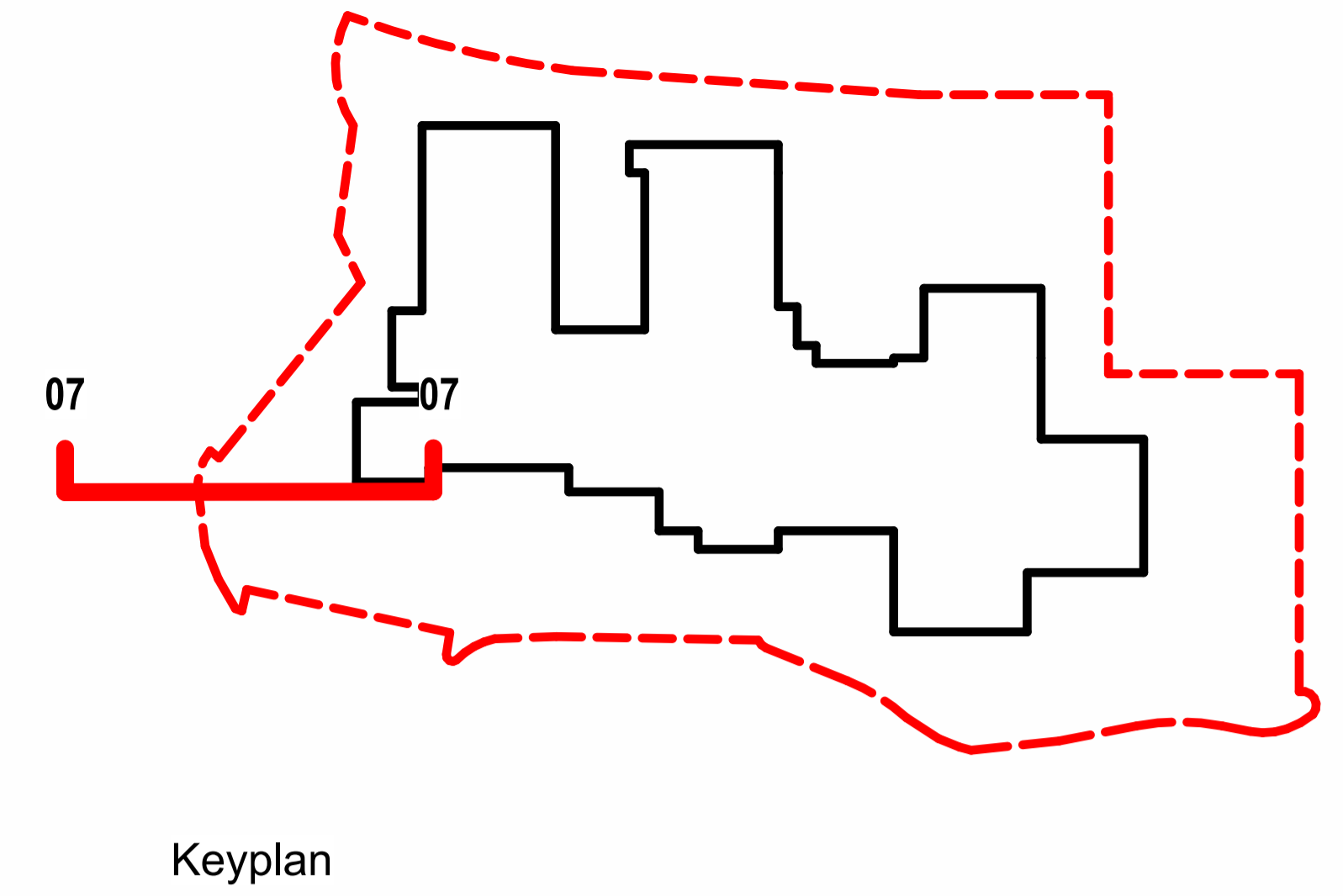


06 SOUTH - DRAGONFLY COURTYARD
1:50

SECTIONS - SOUTH BOUNDARY



07 WEST - MCN NEIGHBOURHOOD
1 : 50



Keyplan

SECTIONS - WEST BOUNDARY

Garden shrubs and groundcovers feature



Feature trees



Planting Schedule - Trees

Botanical Name	Common Name	Mature Height (m)	Spread (m)	Count	Description
New Trees					
<i>Acacia longifolia</i>	Sydney Golden Wattle	4000	4000	6	Native
<i>Acer palmatum</i>	Japanese Maple	4000	8000	1	
<i>Angophora costata</i>	Sydney Red Gum	20000	10000	1	
<i>Angophora hispida</i>	Dwarf Apple	7000	3000	13	Native
<i>Banksia serrata</i>	Old-man Banksia	12000	4000	8	Native
<i>Callicoma serratifolia</i>	Black Wattle	10000	3000	4	Native
<i>Casuarina glauca</i>	Swamp Oak	8000	6000	4	Native
<i>Ceratopetalum apetalum</i>	Coachwood	15000	4000	5	Native
<i>Ceratopetalum gummiferum</i>	Christmas Bush	6000	3000	2	Native
<i>Dodonaea triquetra</i>	Hop Bush	2000	2000	17	Native
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	15000	4000	1	Native
<i>Eucalyptus piperita</i>	Sydney Peppermint	20000	8000	1	Native
<i>Eucalyptus punctata</i>	Grey Gum	11400	8000	2	Native
<i>Eucalyptus sieberi</i>	Silvertop Ash	35000	8000	1	Native
<i>Kunzea ambigua</i>	White Kunzea	5000	2000	15	Native
<i>Lagerstroemia indica 'white'</i>	Crepe Myrtle	6000	3000	6	Native
<i>Trema tomentosa</i>	Native Peach	2000	3000	1	Native
				88	

INDICATIVE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT (m)	POT SIZE
----------------	-------------	------------	----------

Shrubs

<i>Banksia aemula</i>	Wallum Banksia	3	300mm
<i>Coronidium elatum</i>	White Paper Daisy	1.5	300mm
<i>Correa alba</i>	White Correa	1.5	300mm
<i>Correa reflexa</i>	Native Fuchsia	2	300mm
<i>Crowea sp.</i>	Wax Flower	1	300mm
<i>Dillwynia retorta</i>	Bacon and Eggs	1.5	300mm
<i>Gonocarpus leucroides</i>	Raspwort	0.4	300mm
<i>Goodenia ovata</i>	Hop Goodenia	2	300mm
<i>Hakea gibbosa</i>	Hairy Hakea	2	300mm
<i>Haloragodendron lucasii</i>	Haloragodendron lucasii	1.5	300mm
<i>Mentha australis</i>	Native River Mint	0.8	300mm
<i>Persoonia pinifolia</i>	Pine-leaved Geebung	4	300mm
<i>Prostanthera sp.</i>	Mint Bush	1.5	300mm
<i>Prostanthera maritima</i>	Seaforth Mintbush	0.3	300mm
<i>Ricinocarpus pinifolius</i>	Wedding Bush	1	300mm
<i>Tetraloche glandulosa</i>	Glandular Pink-bell	0.5	300mm

<i>Ocimum basilicum</i>	Sweet Basil	0.5	Punnets
<i>Petroselinum crispum</i>	Parsley	0.3	Punnets
<i>Rosmarinus officinalis</i>	Rosemary	1.5	Punnets

Native plants according to Northern Beaches council website
<https://www.northernbeaches.nsw.gov.au/environment/native-plants>

50

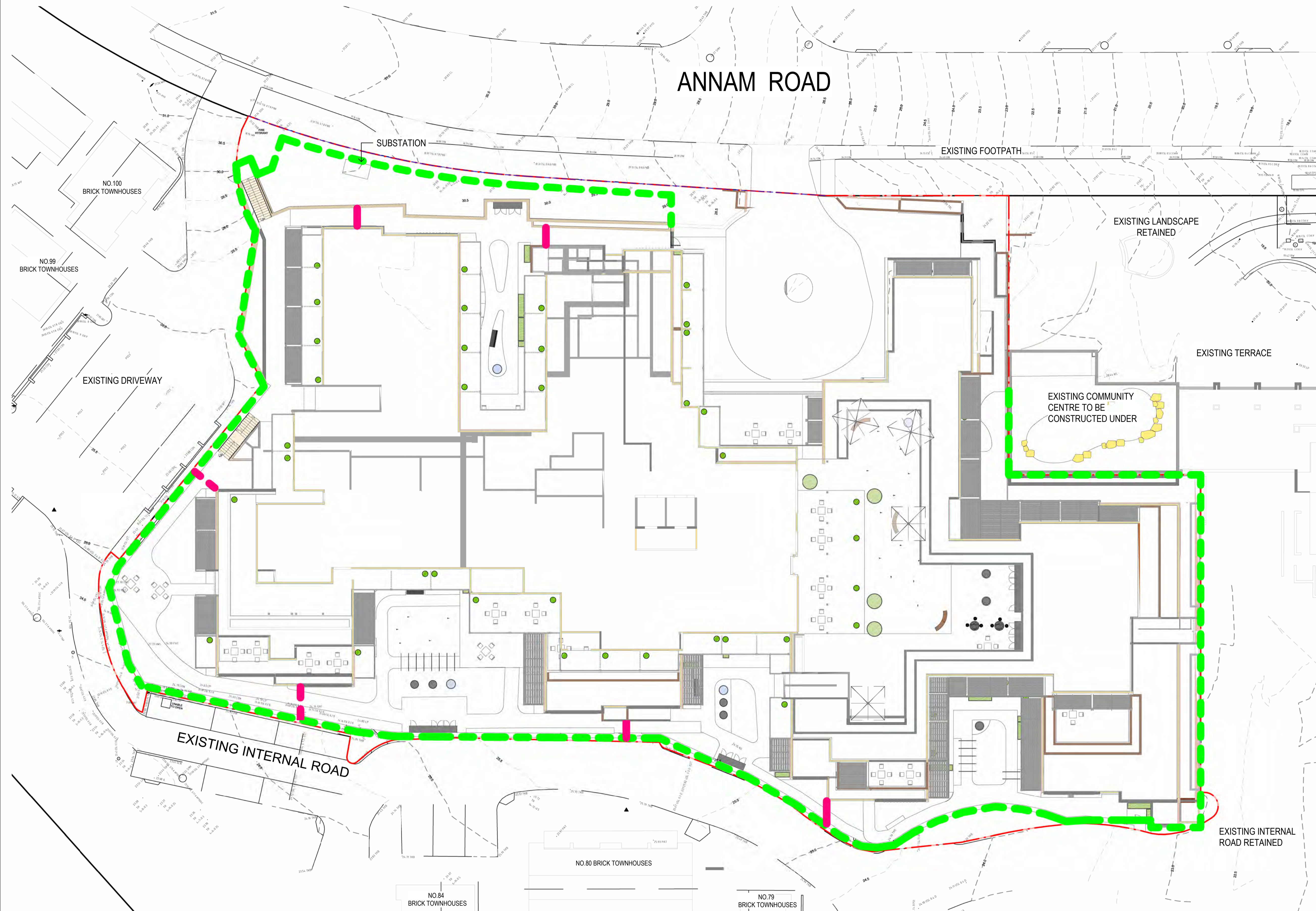
Groundcovers and Creepers

<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.5	150mm
<i>Carpobrotus glaucescens</i>	Pigface	1	150mm
<i>Chamaesyce psammogeton</i>	Sand Spurge	1	150mm
<i>Convolvulus sp.</i>	Australian Bindweed	0.3	150mm
<i>Cymbopogon refractus</i>	Barbed Wire Grass	1	150mm
<i>Dianella caerulea</i>	Blue Flax-lily	0.5	150mm
<i>Dichelachne crinita</i>	Long hair plume grass	1.5	150mm
<i>Dichondra repens</i>	Silver Falls	1	150mm
<i>Dichondra repens</i>	Native Kidney Weed	1	Seed
<i>Ficinia nodosa</i>	Knobby Club Rush	1.5	200mm
<i>Hardenbergia violacea</i>	Native Sarsaparilla	1	150mm
<i>Hibbertia puberula</i>	Guinea flower	0.3	150mm
<i>Microleana stipoides</i>	Weeping Rice Grass	0.5	150mm
<i>Microtis angusii</i>	Angus's Onion Orchid	0.6	150mm
<i>Pelargonium australe</i>	Wild Geranium	0.5	150mm
<i>Poa affinis</i>	Tussock Grass	1	150mm
<i>Paederanthemum sp.</i>	Pastel Flower	0.3	150mm
<i>Tetraloche glandulosa</i>	Black-eyed Susan	0.5	150mm
<i>Viola hederacea</i>	Native Violet	0.15	150mm
<i>Wilsonia backhousei</i>	Narrow-leaved Wilsonia	0.15	150mm

Vegetables and Herbs

<i>Allium schoenoprasum</i>	Chives	0.3	Punnets
<i>Allium tuberosum</i>	Garlic Chives	0.3	Punnets
<i>Lobularia maritima</i>	Sweet Alyssum	0.3	Punnets
<i>Matricaria recutita</i>	German Chamomile	0.5	Punnets
<i>Mentha arvensis</i>	Wild Mint	0.5	Punnets

PLANTING SCHEDULE AND CHARACTER



ANNAM ROAD

SUBSTATION

EXISTING FOOTPATH

EXISTING LANDSCAPE
RETAINED

EXISTING TERRACE

EXISTING COMMUNITY
CENTRE TO BE
CONSTRUCTED UNDER

EXISTING DRIVEWAY

EXISTING INTERNAL ROAD

EXISTING INTERNAL
ROAD RETAINED



NO.80 BRICK TOWNHOUSES

NO.84
BRICK TOWNHOUSES

NO.79
BRICK TOWNHOUSES

BOUNDARY FENCING PLAN

Opal Bayview
LANDSCAPE ARCHITECTURE SSDA DRAWINGS

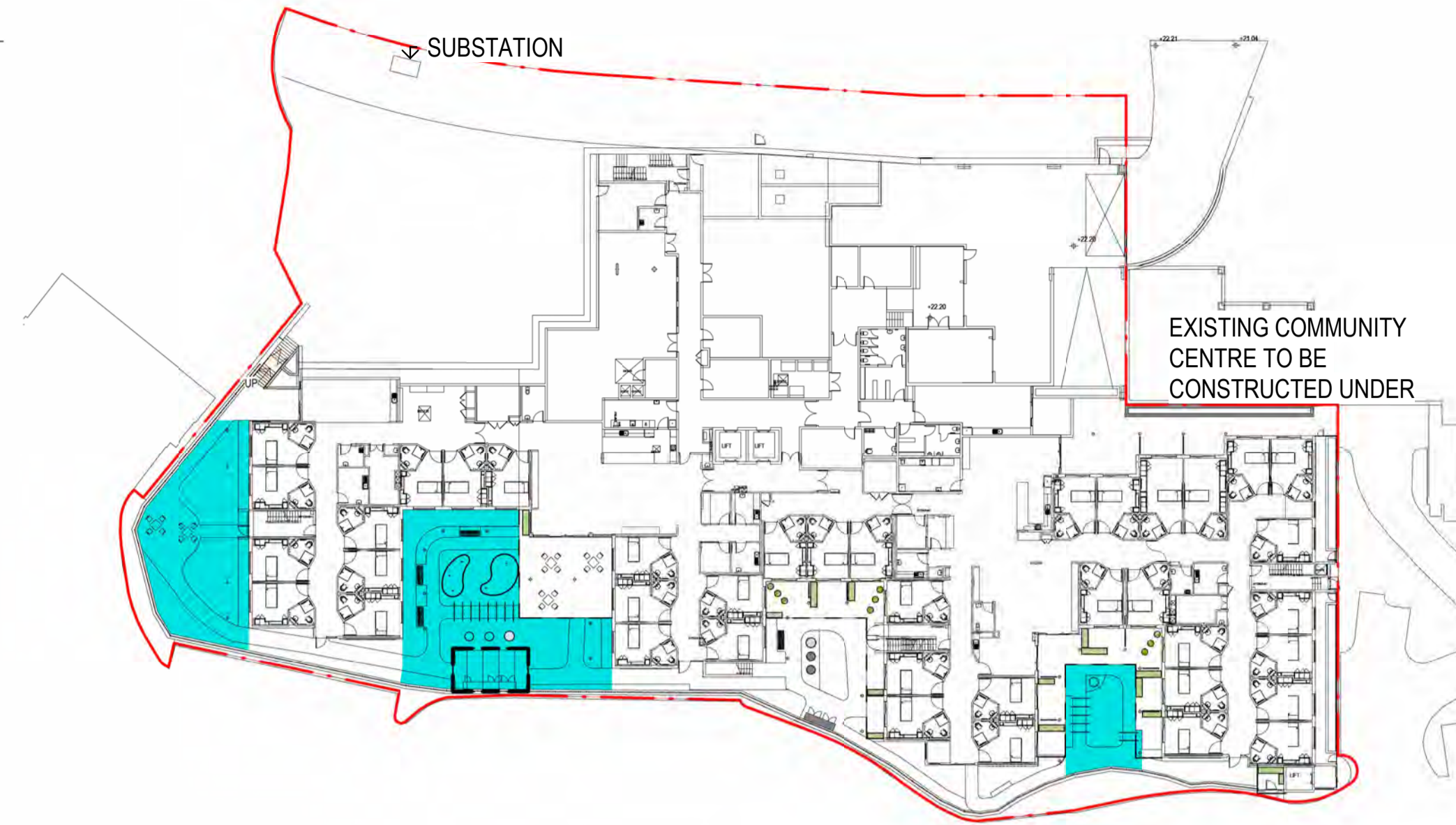
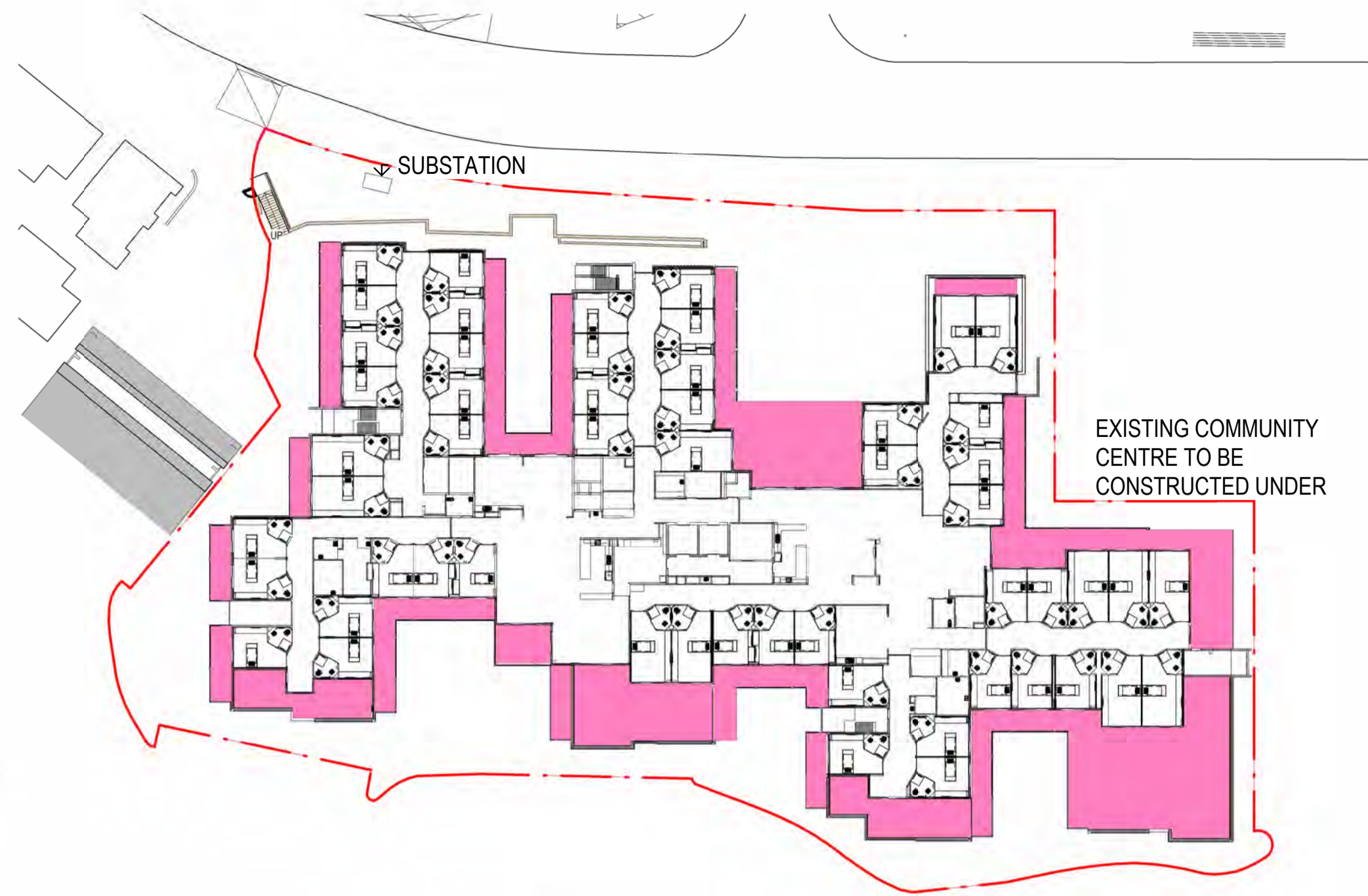
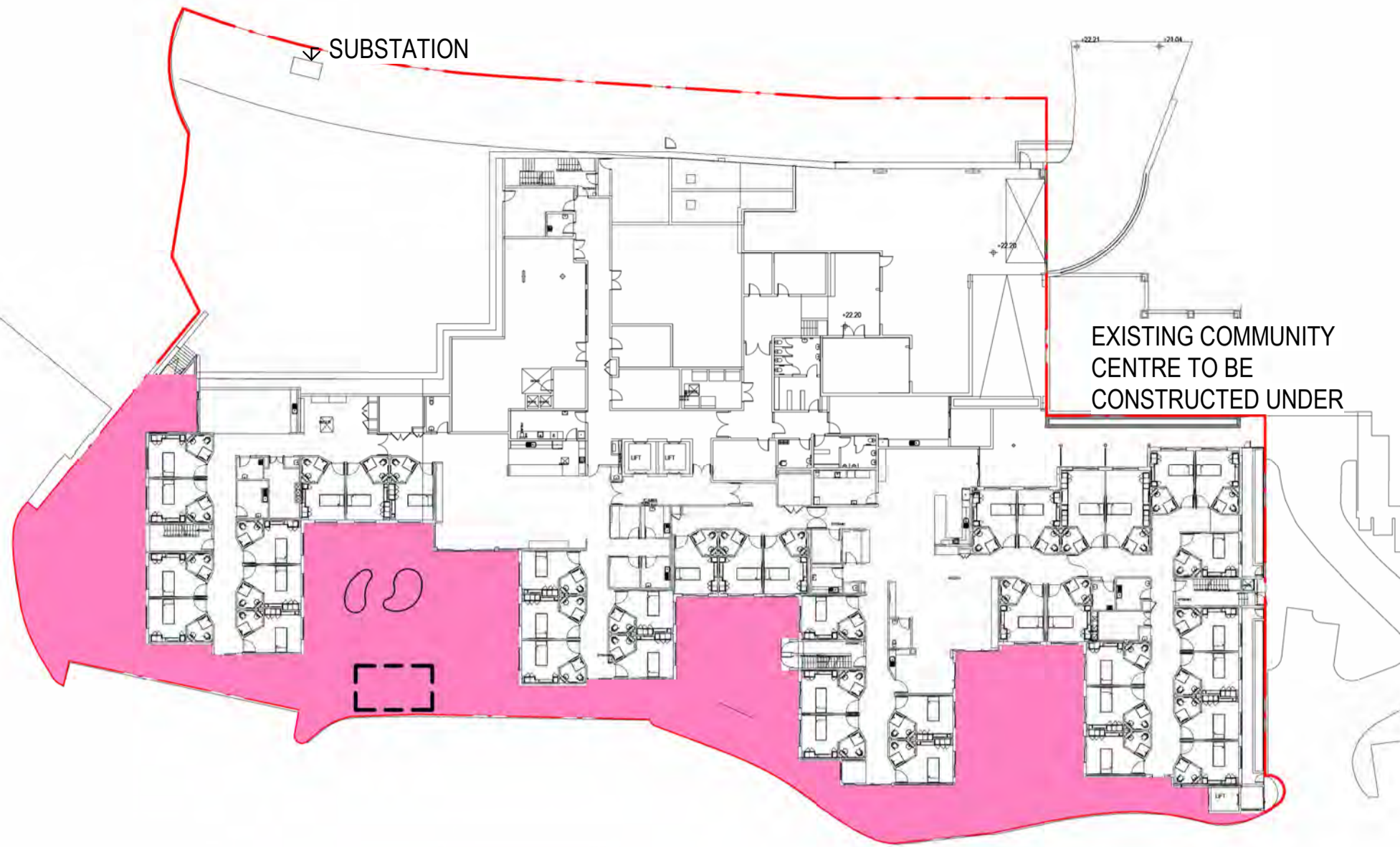
- LEGEND:
-  Boundary Line
 -  Timber lap and cap fence - 1800mm HIGH
 -  Timber batten screen - 1800mm HIGH

CLIENT: Opal Healthcare
REVISION DATE: 28.08.2025
JOB NO: 24-1405
CHECKED: AL
DRAWN BY: DL
DESIGNED BY: VH

DRAWING:
LA702
REV: FOR SSDA

REV:
A
DATE: 22.10.2025

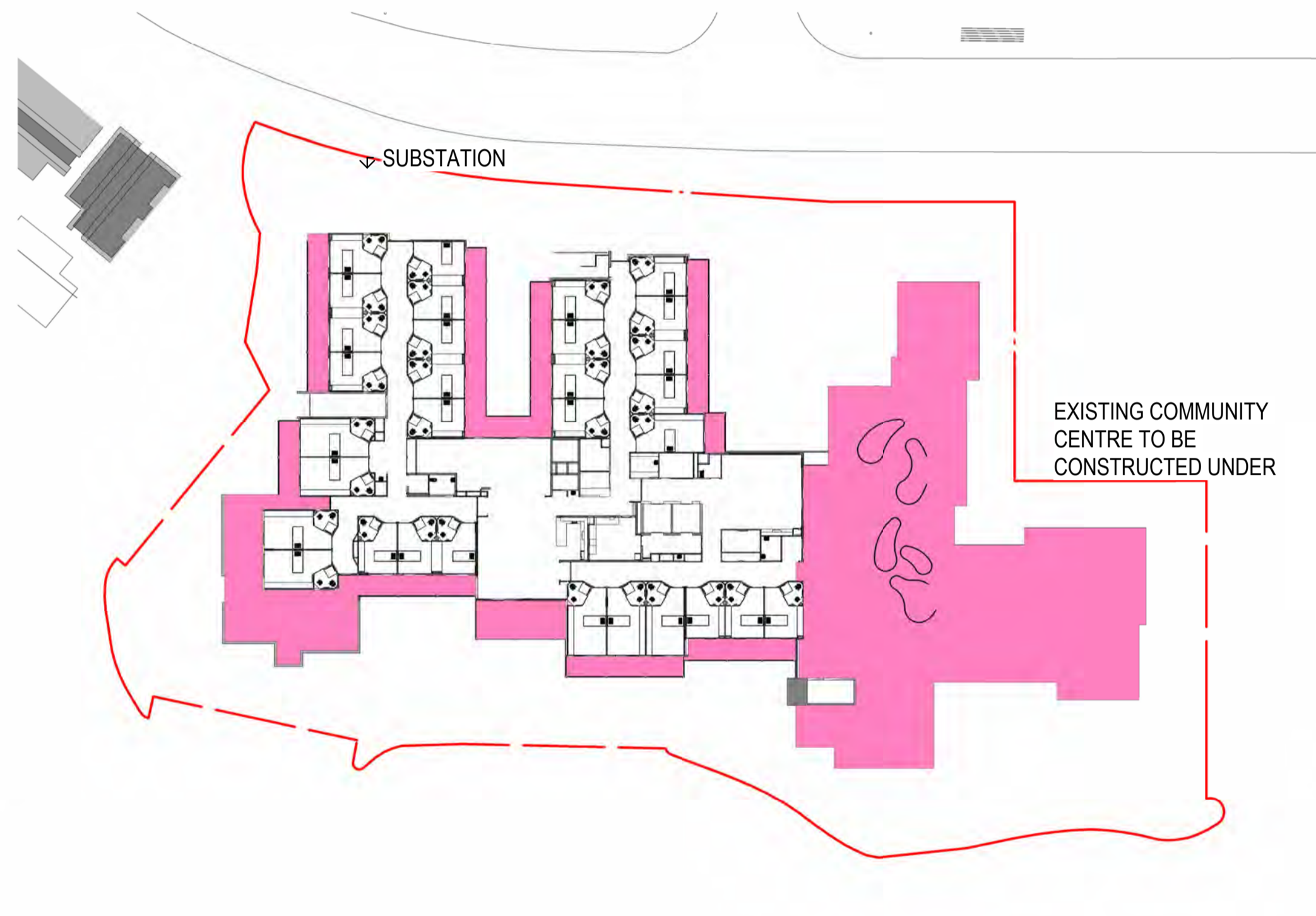
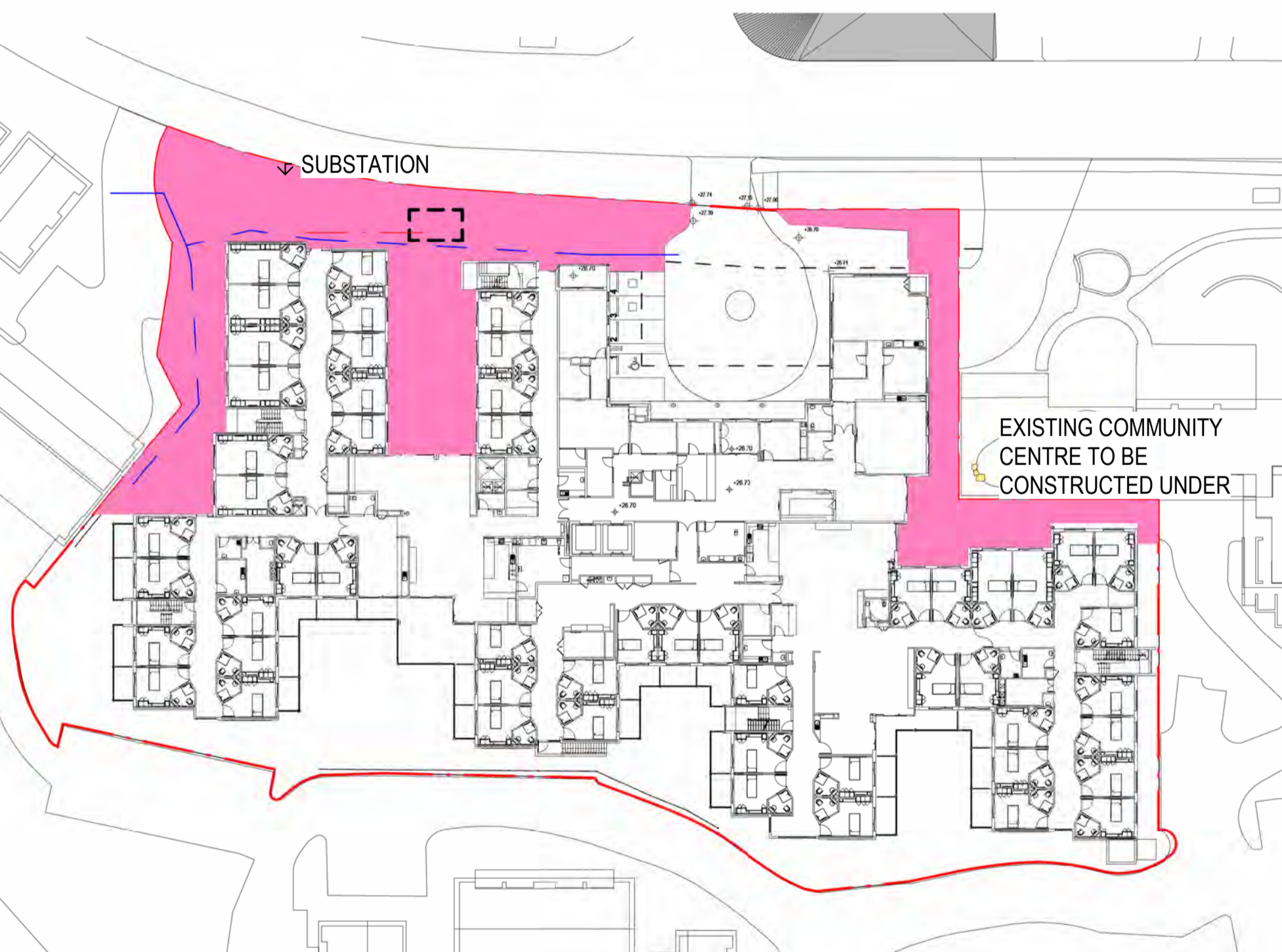
TaylorBrammer
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L1 LANDSCAPE AREA - LOWER GROUND FLOOR
1 : 500

L2 LANDSCAPE AREA - LEVEL 1
1 : 500

S1 DEEP SOIL AREA - LOWER GROUND
1 : 500



L3 LANDSCAPE AREA - GROUND FLOOR
1 : 500

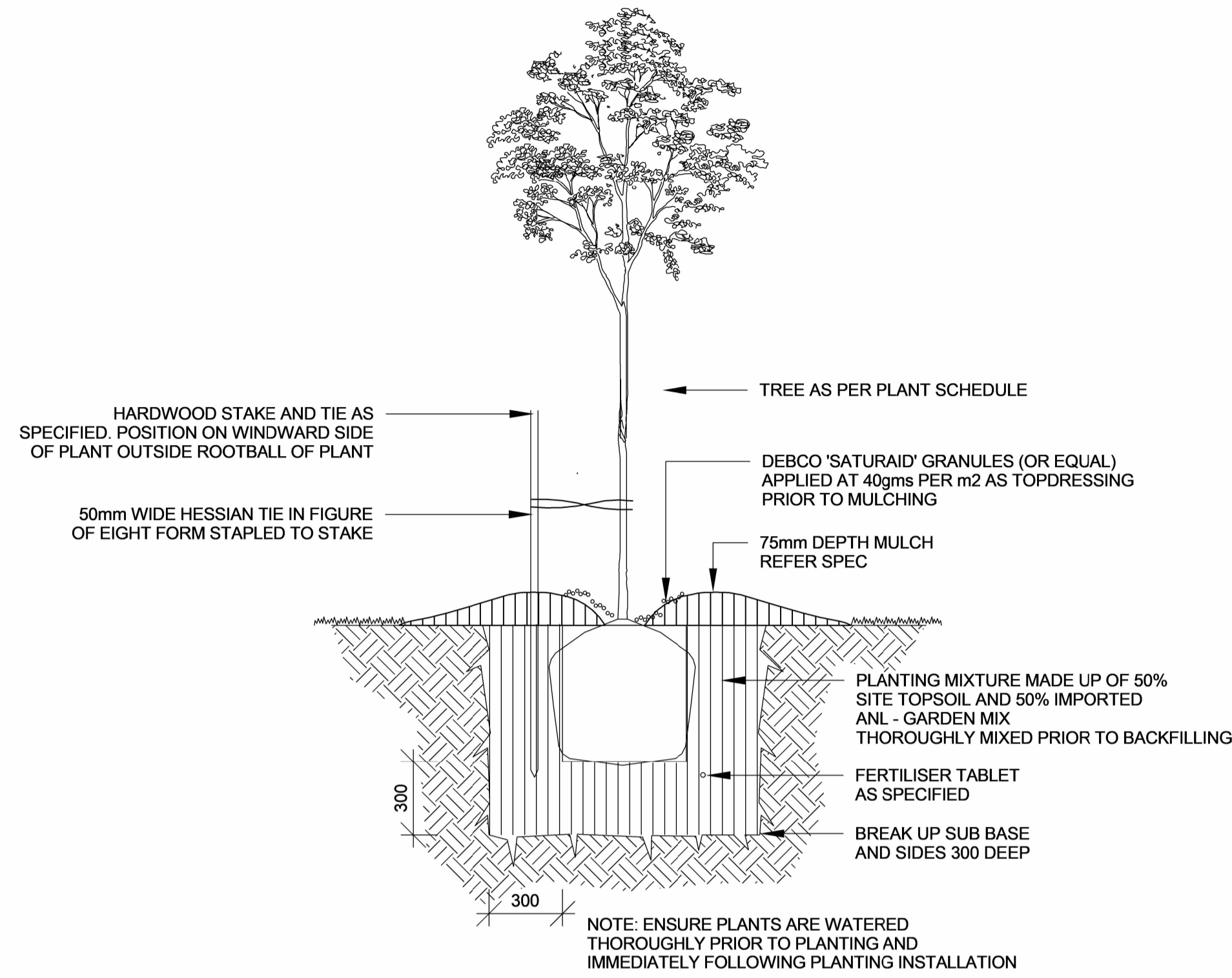
L4 LANDSCAPE AREA - LEVEL 2
1 : 500

S2 DEEP SOIL AREA - GROUND FLOOR
1 : 500

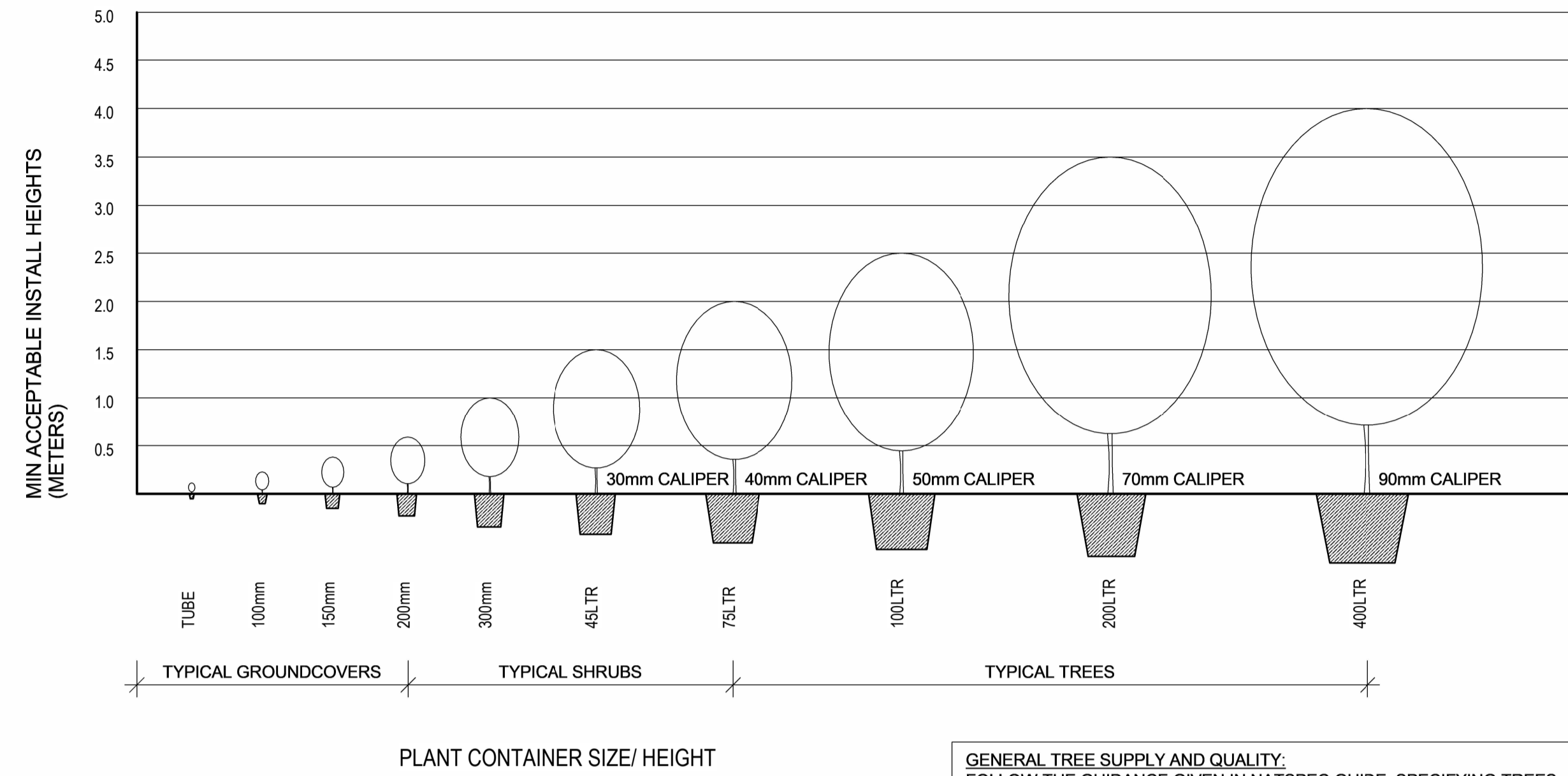
LANDSCAPE CALCULATION	
SITE AREA:	6063m ²
LOWER GROUND LANDSCAPE AREA:	1159m ²
GROUND FLOOR LANDSCAPE AREA:	998m ²
LEVEL 1 LANDSCAPE AREA:	1018m ²
LEVEL 2 LANDSCAPE AREA:	1443m ²
TOTAL LANDSCAPE AREA:	4618m²
PERCENTAGE OF URBAN DEVELOPMENT AREA:	76.2%

DEEP SOIL CALCULATION	
SITE AREA:	6063m ²
LOWER GROUND DEEP SOIL AREA:	488m ²
GROUND FLOOR SOIL AREA:	79m ²
TOTAL DEEP SOIL AREA:	567m²
PERCENTAGE OF URBAN DEVELOPMENT AREA:	9.4%

LANDSCAPE AREA CALCULATION

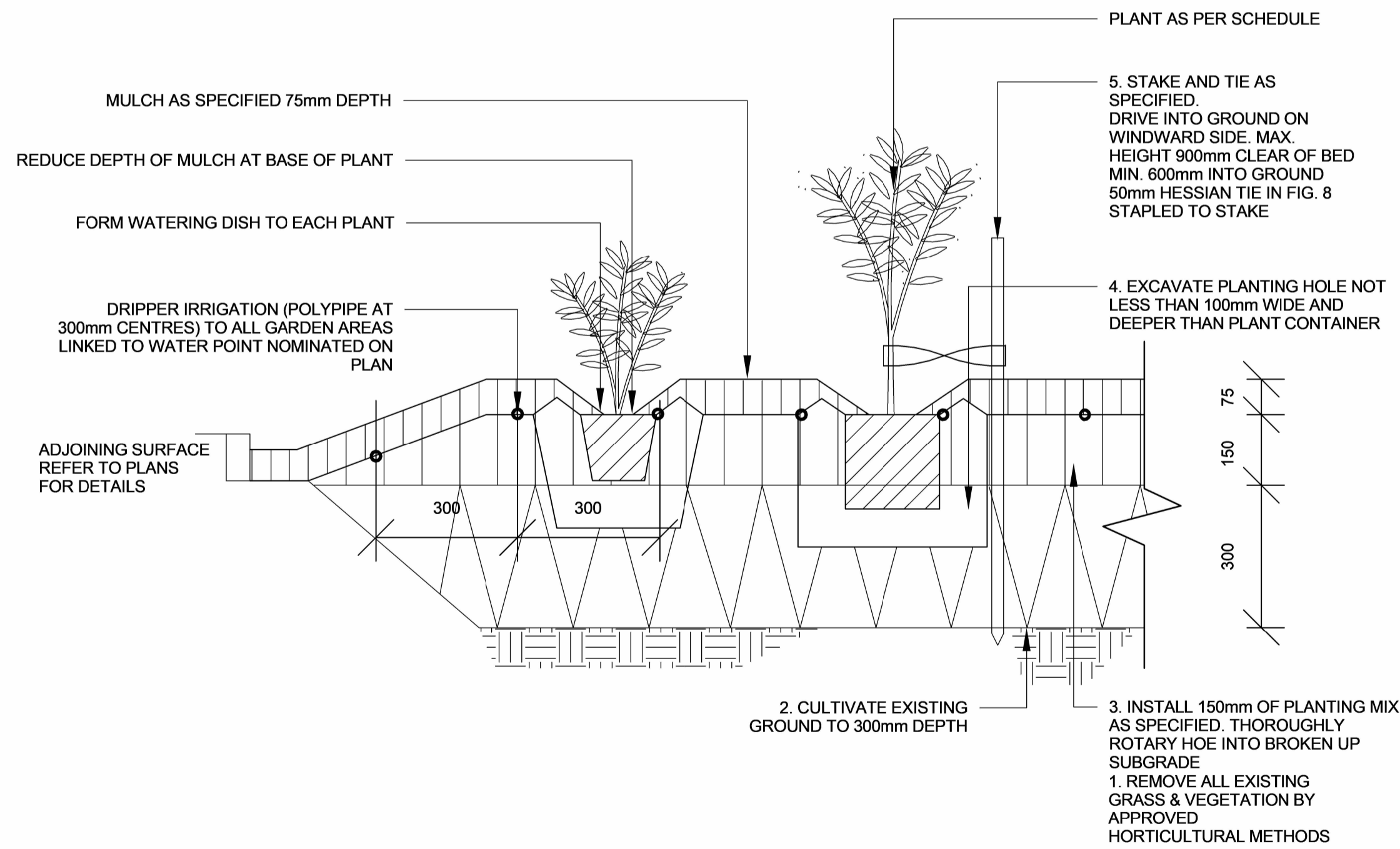


① Tree Planting 75L
1 : 20

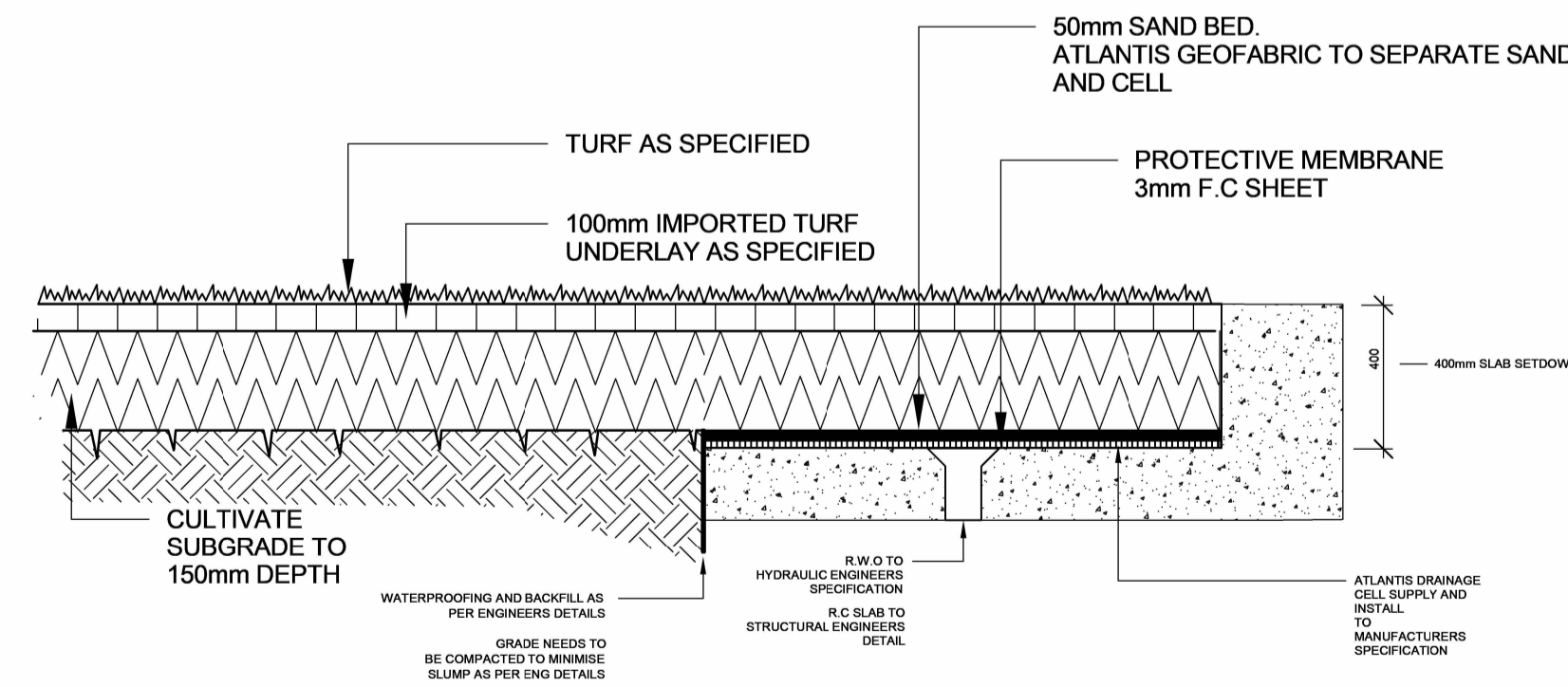


GENERAL TREE SUPPLY AND QUALITY:
FOLLOW THE GUIDANCE GIVEN IN NATSPEC GUIDE: SPECIFYING TREES
- A GUIDE TO ASSESSMENT OF TREE QUALITY (CLARK R. 2003).

② Minimum Planting Sizes
1 : 50



③ Planting on Grade
1 : 10



④ Turf - Transition from Grade to Slab
1 : 20

TYPICAL DETAILS