

ARCADIA

Opal Ascot
52 Hampden Street, Ascot
Landscape Concept

Prepared for Opal Aged Care
DA
June 2026

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

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SECTION 01/ SITE UNDERSTANDING

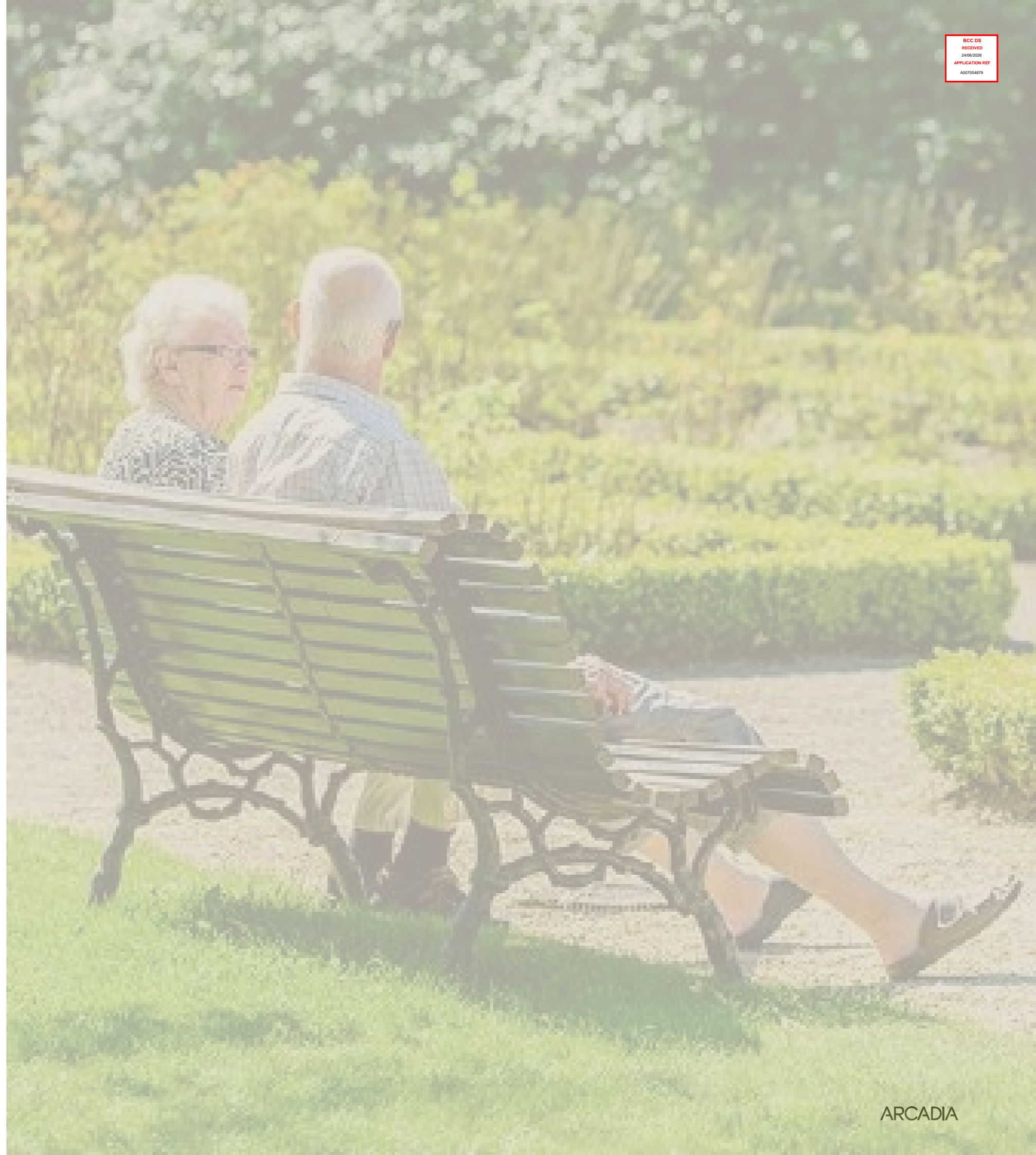
01 SITE UNDERSTANDING

Opal Landscape Design Guide

In alignment to the aims set out by Opal aged care design guide the philosophy of connection to nature is a main driver in providing objectives that can encourage residents to 'live their best life'. Celebrating and creating memories in an homely environment.

- / Body
 - Choice
 - Lifestyle and activities
 - Familiar scale
 - Purpose
 - Equitable access through spaces
 - Sensory stimulation experiences
 - Safety
- / Spirit
 - Individual reminiscence opportunities
 - Opportunities for resident socialisation & activity
 - Homely and relative spaces
 - Natural materials to engage with nature
- / Mind
 - Companionship
 - Engagement
 - Integrate elements from local neighbourhoods
 - Familiar senses
 - Orientation and wayfinding
 - Memory support

“The design for all Opal Residential Homes aims to create a homely atmosphere which celebrate life, is joyous, comfortable, memorable and fulfils the mind, body and spirit”



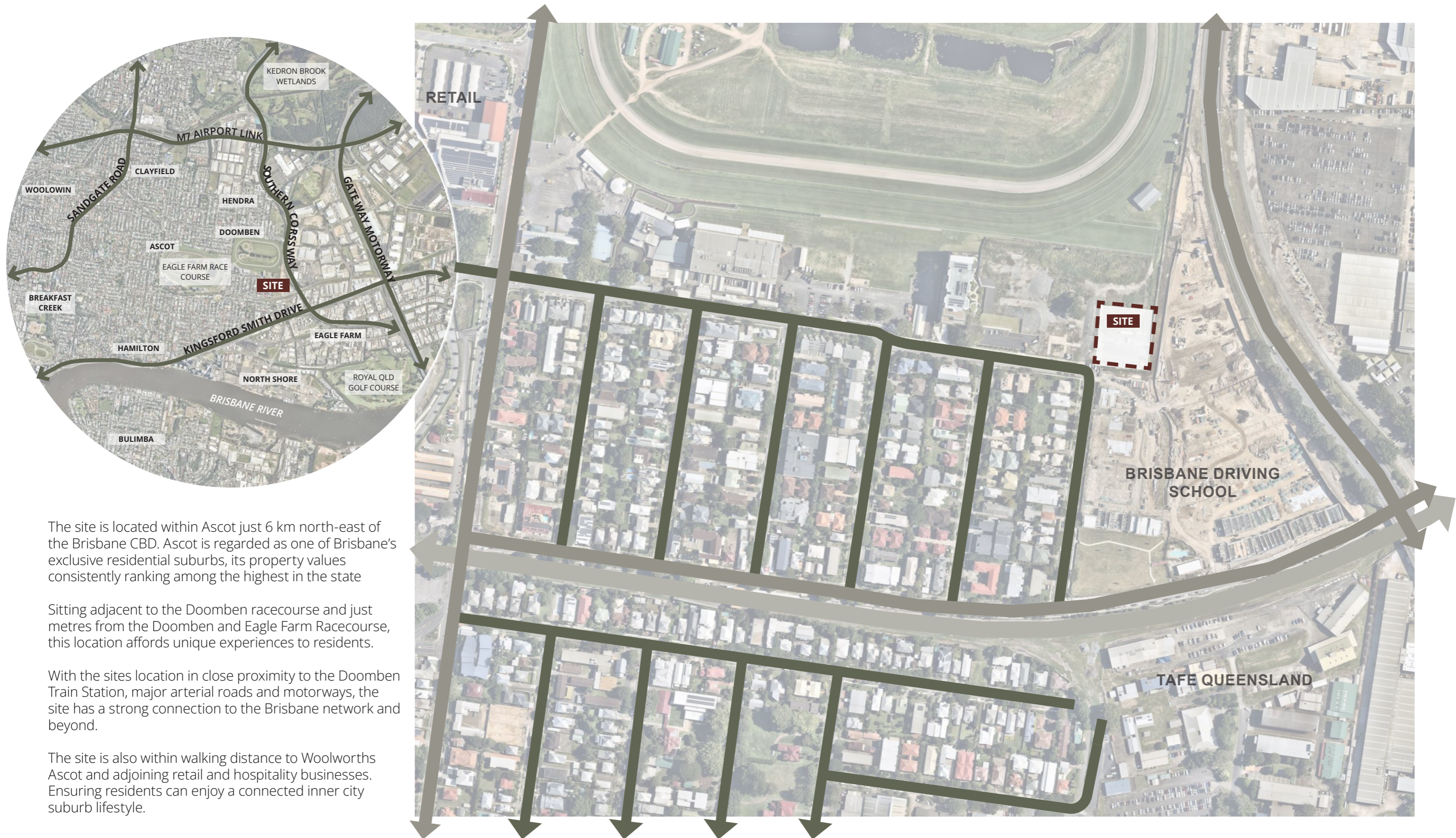
01 SITE UNDERSTANDING

Site character



01 SITE UNDERSTANDING

Site Context



The site is located within Ascot just 6 km north-east of the Brisbane CBD. Ascot is regarded as one of Brisbane's exclusive residential suburbs, its property values consistently ranking among the highest in the state

Sitting adjacent to the Doomben racecourse and just metres from the Doomben and Eagle Farm Racecourse, this location affords unique experiences to residents.

With the sites location in close proximity to the Doomben Train Station, major arterial roads and motorways, the site has a strong connection to the Brisbane network and beyond.

The site is also within walking distance to Woolworths Ascot and adjoining retail and hospitality businesses. Ensuring residents can enjoy a connected inner city suburb lifestyle.

01 SITE UNDERSTANDING

Site analysis

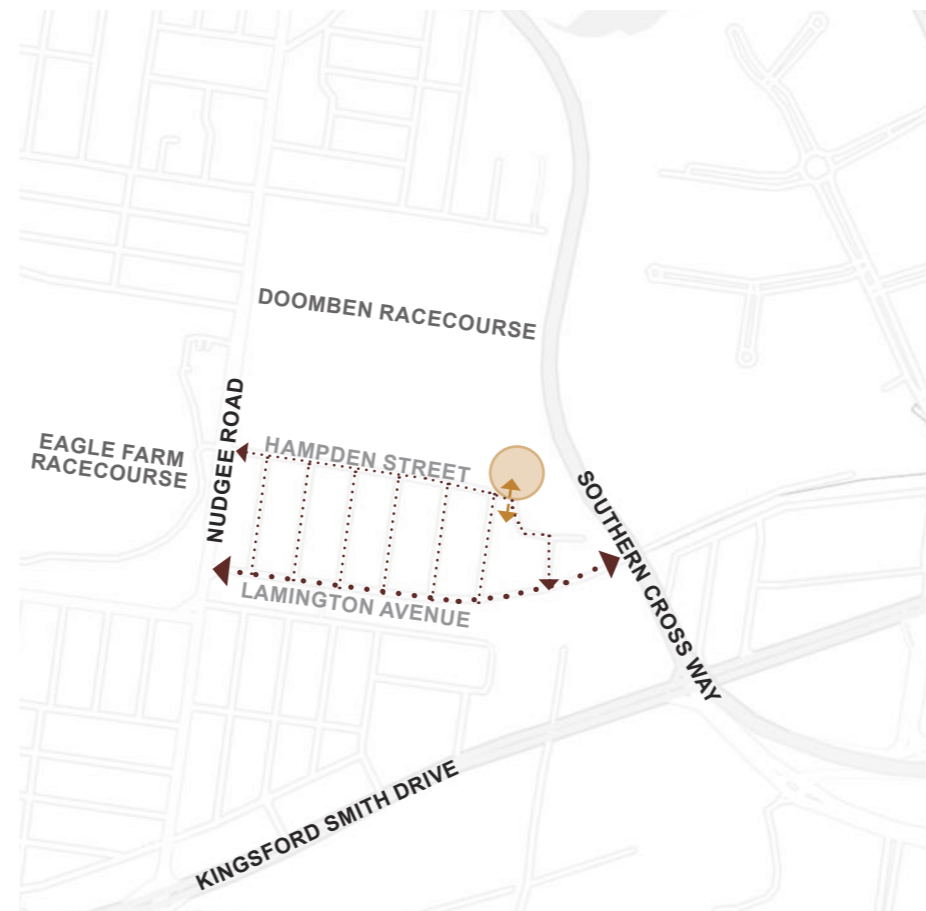
Solar and Wind



NTS |

- KEY**
- SITE LOCATION
 - SUMMER SUN PATH
 - SPRING SUN PATH
 - WINTER SUN PATH
 - PREVAILING WINDS

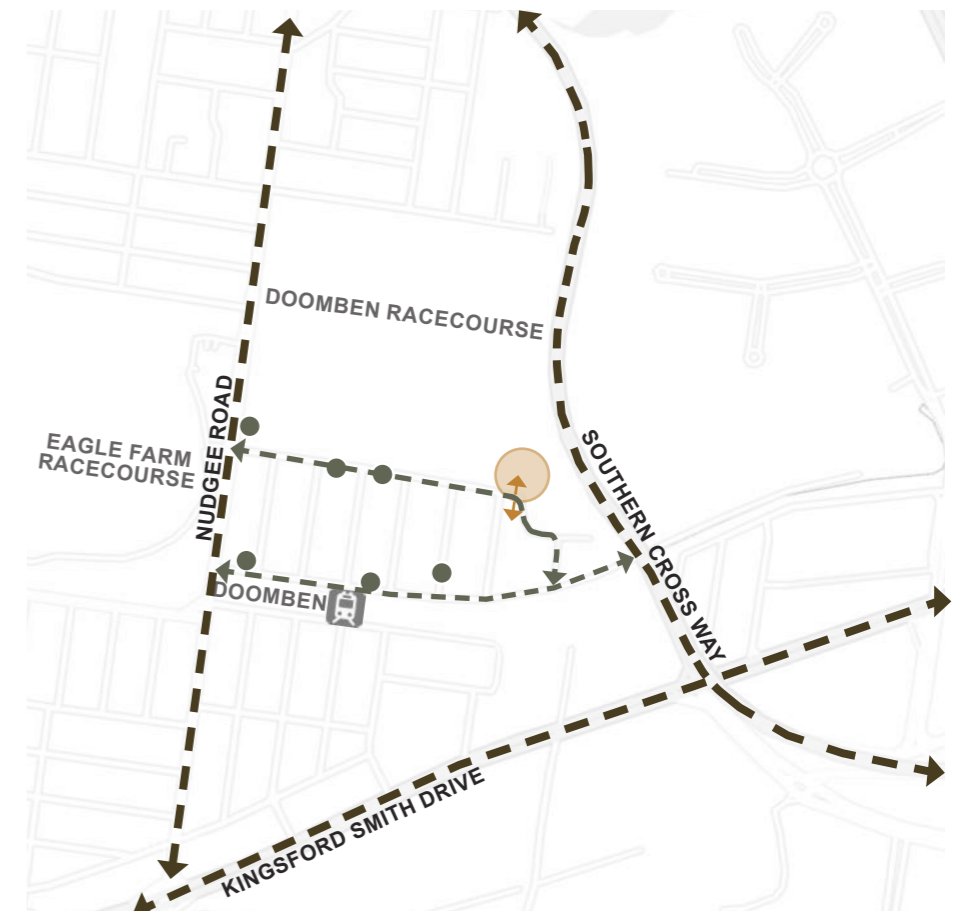
Pedestrian Movement and Access



NTS |

- KEY**
- SITE LOCATION
 - PEDESTRIAN ACCESS
 - PRIMARY PEDESTRIAN PATHWAY
 - SECONDARY PEDESTRIAN PATHWAY

Vehicular Movement and Public Transport



NTS |

- KEY**
- SITE LOCATION
 - PUBLIC BUS STOPS
 - PRIMARY VEHICULAR PATHWAY
 - SECONDARY VEHICULAR PATHWAY
 - VEHICULAR ACCESS

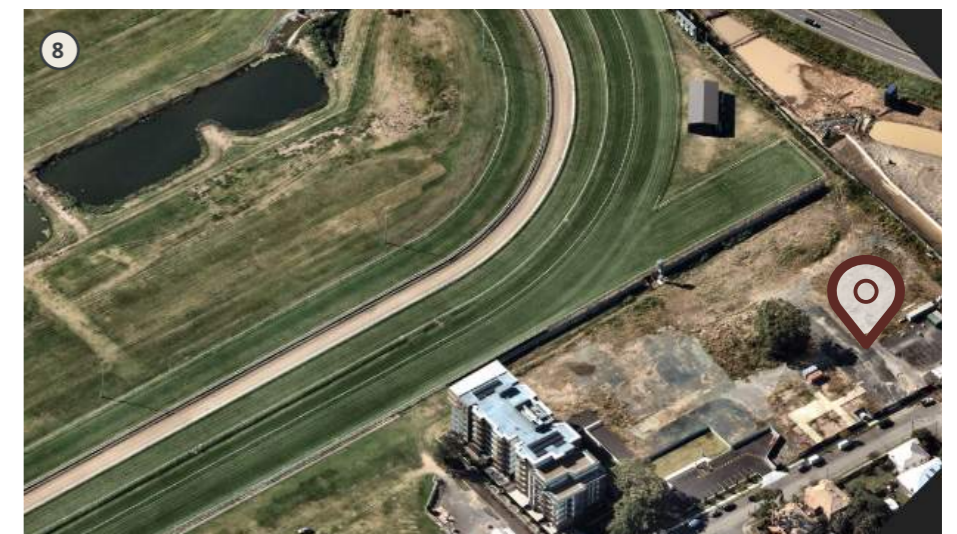
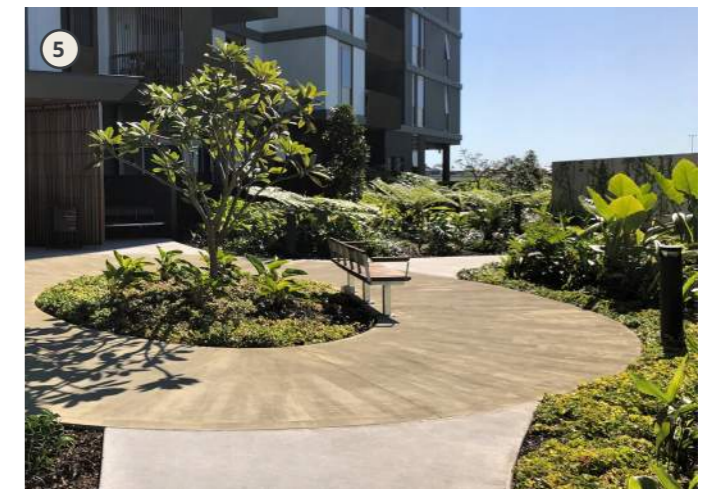
01 SITE UNDERSTANDING

Existing Site Conditions

The site is currently cleared and the fig that was once on site (7) has been relocated to the recently completed stage of Opal Aged Care (1& 2). This has left a blank canvas for the landscape to emerge from whilst complimenting the existing landscape works.

With the proposed site access located within the sightline down Mordant Street, feature planting to the entry will be important in setting a strong look and feel of lush subtropical planting throughout

This is also applied to the forms and finishes used in the entry gateway and signage. It will mirror the materials used at the existing entry (3) as well as complimenting the plant palette seen in along the existing adjoining site's walkways and respite spots. (4 & 5)



01 SITE UNDERSTANDING

Opportunities and Challenges

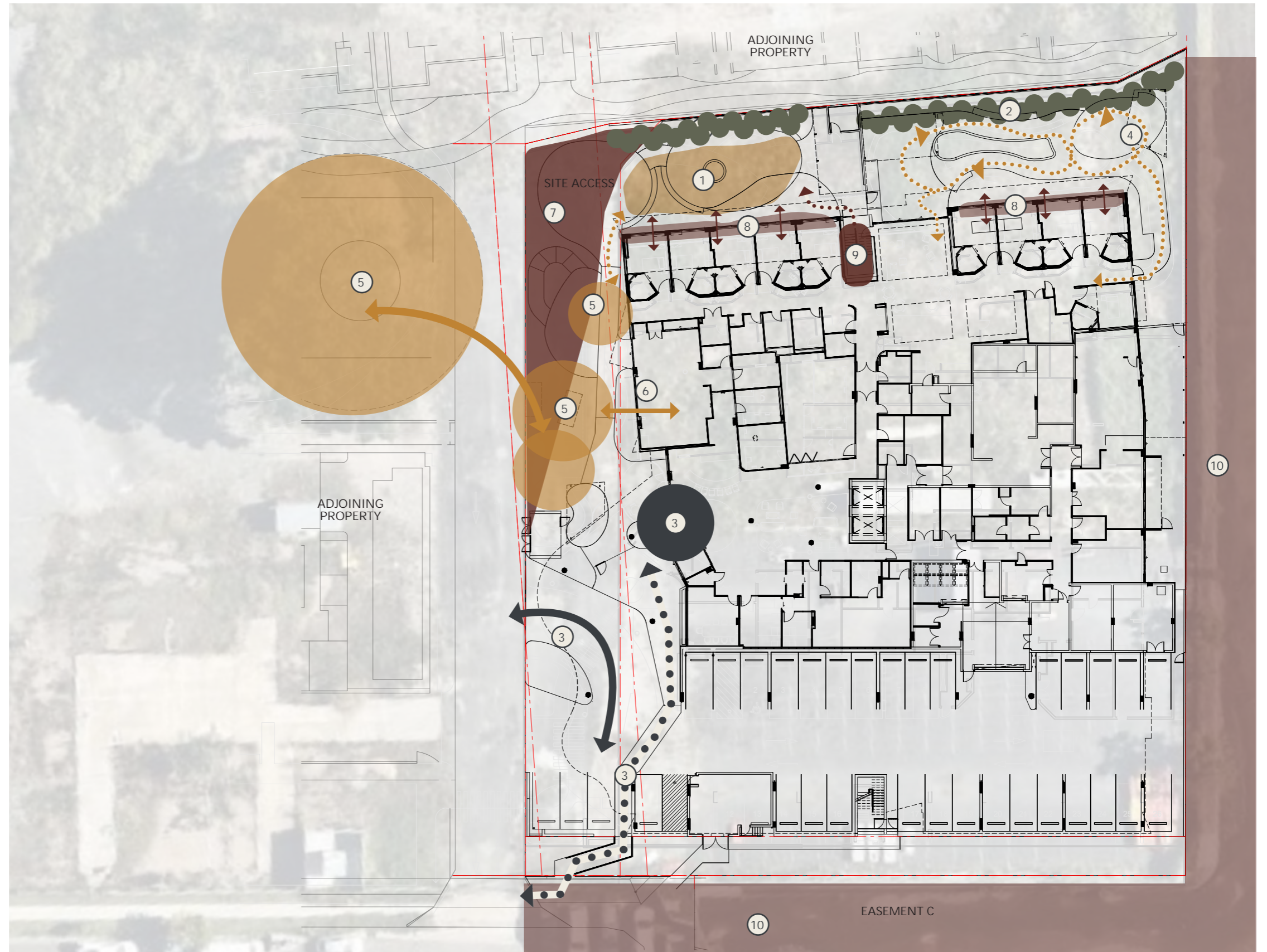
KEY

Opportunities

- ① Opportunity for potential BBQ area and kitchen garden for residents and visiting families
- ② Future property adjacent to site. Opportunity to screen and buffer with tree planting
- ③ Main access point/pedestrian/vehicle thoroughfare - opportunity to create desirable meeting point for families
- ④ Opportunity to create interesting sensory walkway journey for adjacent dementia residents
- ⑤ Opportunity to continue fig tree typology into the site boundary through pedestrian thoroughfare
- ⑥ Opportunity to connect to wellness rooms in landscape

Challenges

- ⑦ Access required throughout first stage for service vehicles
- ⑧ Screening needed for private residences
- ⑨ Emergency access required to fire stairs 1.2m
- ⑩ Undesirable site-lines into channels next to site





SECTION 02 / DESIGN

02 DESIGN

Vision

Responding to the goal of a 'collection of homes' within the Opal neighbourhood and the local character of its site, the landscape will welcome residents to interact with the landscape and the greater community of residents that this site is a part of. These supporting spaces will foster stimulation of senses, memory and connection for the body, mind, and spirit and connect the residents to the wider landscape network.



SENSES

- / Create inviting outdoor spaces to encourage active involvement by residents
- / Design for a healthy and active lifestyle which caters for all users and encourages social interactions
- / Layered landscape with species of different hues and textures achieved through varied planting typologies
- / Varied and interesting designs which invigorate senses and create active stimulation



INCLUSIVE SOCIAL SPACES

- / Spaces that encourage interaction between residents and visitors
- / Clear pathway circulation and equitable access to all spaces
- / Cater for all types of activities, some not traditionally found within aged care, to accommodate for all residents and visitors
- / Equitable design so as to not exclude any users



CONTEXTUAL CONNECTIONS

- / Sensitive planting which responds to the local native planting of the area
- / Landscape materials which has a strong sense of place to aid in strengthening the local community
- / Spaces for residents to enjoy with visiting families of all ages
- / Provide layered planting which buffers surrounding residential buildings/ racecourse and drainage channels

02 DESIGN Precedents




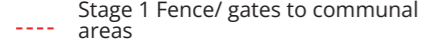

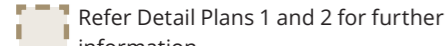


02 DESIGN

Landscape Ground Floor Masterplan

The Opal Ascot development ground floor creates a variation of spaces which are inclusive for people of all ages and abilities to enjoy. Thoughtful staging design creates areas which can be enjoyed while construction is taking place to the site adjacent. A nature play area provides a space for visiting families to enjoy, along with open lawns, BBQ seating space and expanded cafe area. Stage 2 completes and compliments works in the first stage, with a physical therapy course and expanded vegetable gardens and BBQ area.

KEY

-  Shrub/Tree planting in the easement subject to final as-constructed storm water line
-  Proposed Stormwater Location
-  Property Boundary
-  Stage 1 Fence/ gates to communal areas
-  Stage 2 Extents (Refer Detail Plan 3)
-  Refer Detail Plans 1 and 2 for further information

- 1 Porte Cochere drop off zone
- 2 Pedestrian pathway and gated entry into cafe seating and nature play zones
- 3 Nature play area and informal cafe seating
- 4 Stage 2 works once required construction site access is completed
- 5 Pedestrian walkway with overhead arbour and climbing plants with lighting and all weather cover
- 6 Memory care walkway area
- 7 Open lawn space adjacent to wellness area for exercising and other activities
- 8 Barrier fence and gate
- 9 Temp backup generator relocated to property boundary behind planting

- 10 Covered BBQ / family zone to extend in stage 2 with productive garden
- 11 Privacy planting provided to private rooms
- 12 Activities / games Lawn with temporary productive gardens (to be relocated in stage 2)
- 13 Physical Therapy Zone (Stage 2)
- 14 Pottery shed and tool's storage. Open plan to garden
- 15 10 x 5m paved area for activities and seating
- 16 Hydrant booster
- 17 Entry sinage wall to Architects detail
- 18 Arbor to Architects detail
- 19 Existing chain mesh fence on easement to be replaced to match internal palisade fencing

Landscape quantities:
 Memory Care area: 194m²
 General Aged care area Stage 1: 496m²
 General Aged care area Stage 2: 74m²



02 DESIGN

Landscape Ground Floor

Stage 1 - Detail Plan 1

KEY

--- Property Boundary

--- Stage 2 Extents (Refer detail plan 2)

- - - Fence and gates to communal areas

- 1 Stage 1 construction site access and 1.2m gravel pathway emergency access
- 2 Nature play area with boulders and logs for visiting families/ children to utilise. Located adjacent to cafe and offers boulders along edge as informal seating
- 3 General feature planting with mix of sensory and flowering plants which also provide screening and buffering against building
- 4 Large Feature shade tree with seating under along with adjacent awning to seating area
- 5 Arbour structure with climbing plants, lighting and all weather cover
- 6 Open area to extend in stage 2, with seating bench element nestled within planting and tree canopy
- 7 Activities artificial lawn provided in higher shade area, with small awning and bench for a rest spot
- 8 Temporary vegetable and herb gardens with 1x fixed bench located on artificial lawn (to be moved to stage 2 area in future)
- 9 Temporary location of temp back up generator in stage 1
- 10 Small planting area allowed for climbing plants to grow up temporary fence until stage 2 works begin
- 11 Paved area for activities and seating located between lounge and dining area and the walking loop
- 12 2x Bird baths located along the Memory care neighbourhood walking loop and near the entrance
- 13 Raised planter with herbs and vegetables
- 14 Potting table/ seating with awning found along the walkway journey, along with additional bench seats and tables
- 15 Garden tool's storage shed
- 16 Hydrant booster cabinet
- 17 Pottery shed and tool's storage. Open plan to garden
- 18 Lappset re-enablement equipment on softfall



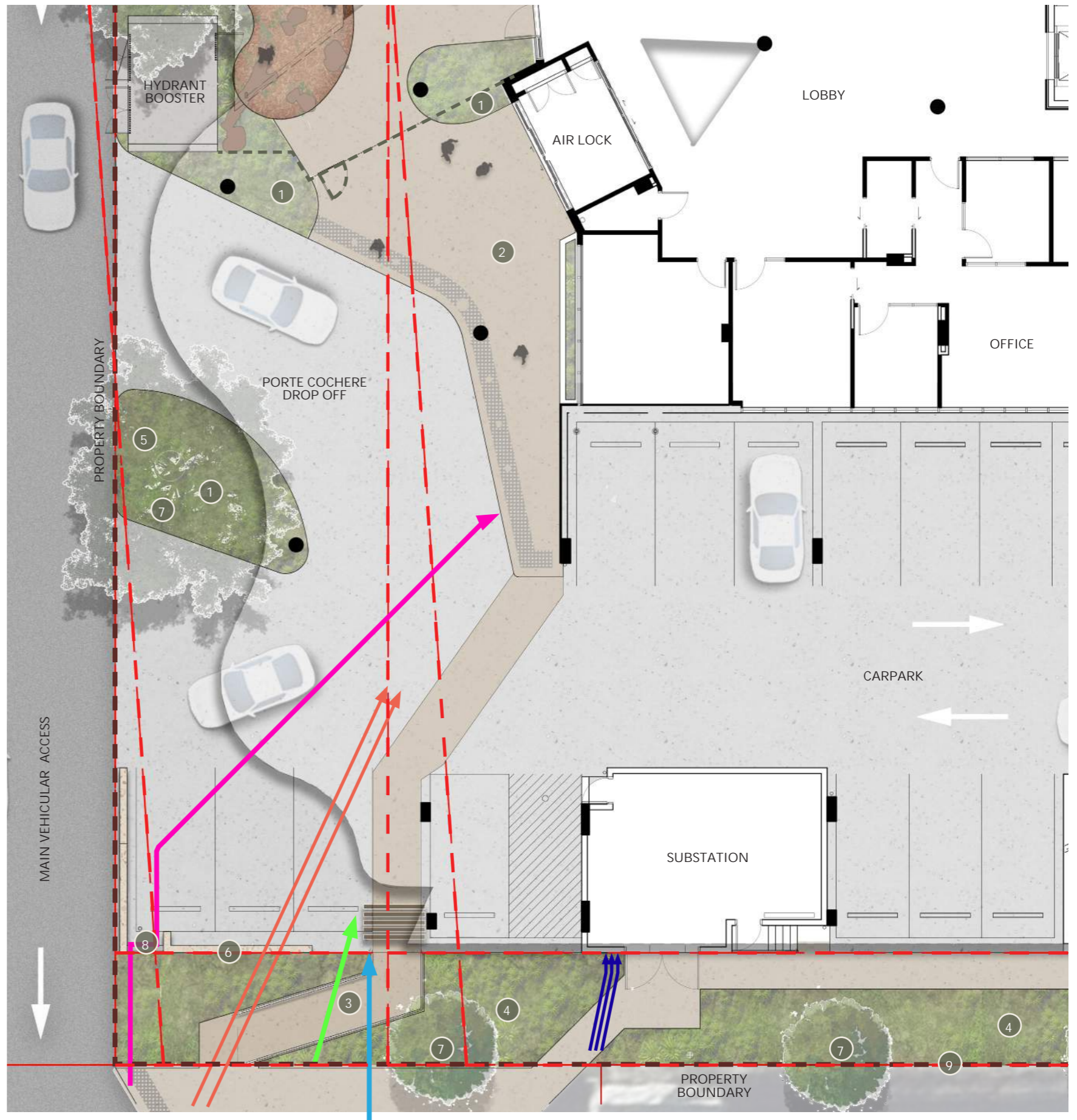
02 DESIGN

Landscape Ground Floor

Stage 1 - Detail Plan 2

KEY

- Property Boundary
- Fence and gates to communal areas
- Easement Boundary
- Gas Services
- Sewer Services
- Water Services
- Electrical Services
- Internet Services
- 1 Entry Planting with low species to allow for increased visibility while maintaining visual softening
- 2 Drop off/Entry Area
- 3 Entry Ramp with arbour structure by Architects
- 4 Swale/Grass Planting in Easement
- 5 Flagpole in Planter
- 6 Entry Feature Wall with Signage by Architects
- 7 Tree Planting with Root Barrier placement along services
- 8 Gas Meter
- 9 Existing chain mesh fence on easement to be replaced to match internal palisade fencing



02 DESIGN

Landscape Ground Floor

Stage 2 - Detail Plan 3

KEY

--- Property Boundary

Stage 2 Extents (Refer detail plan 2)

Fence and gates to communal areas

- 1 Physical therapy walkway with small staircase and handrails and a variation of pavements to practice
- 2 Softfall along lawn space in for physical therapy use, with the addition of steppers to offer space of reprieve for users to pause out of the sand. A small gate at the end of the steppers is provided to allow for users to practice the notion of opening and closing
- 3 General feature planting with mix of sensory and flowering plants which also provide screening and
- 4 Wellness lawn located adjacent to wellness room for residents to utilise with exercises where open space is
- 5 Arbour structure with climbing plants, lighting and all weather cover, visually carried around the bend to create intrigue to bring down pedestrians
- 6 Covered BBQ and family seating zones with flexible dining tables and cafe style seating. Fixed bench elements also required nestled within planting
- 7 Activities artificial lawn provided in higher shade area, with small awning and bench for a rest spot
- 8 Fixed vegetable and herb gardens with 1x fixed bench moved into stage 2, with the addition of 2 extra vegetable gardens and 1 potting table and bench
- 9 Large Feature shade tree with seating under
- 10 Lappset re-enablement equipment on softfall
- 11 Pottery shed and tool's storage. Open plan to garden
- 12 Temp backup generator relocated to property



02 DESIGN Landscape Level 1

KEY

- Property Boundary
- - - 1800mm high Balustrade
- 01 Pavement with loose outdoor furniture
- 02 Cut back splayed wall extent to open up courtyard with awning overhead
- 03 Light weight 650mm depth planter with cascading plants
- 04 650mm high planter which also adds as a visual buffer to closed off areas of roof
- 05 Outdoor Kitchen/BBQ (covered)
- 06 Sheltered Seating Area with feature planting and tree
- 07 Planter troughs to private room entrances with feature accent planting
- 08 Artificial turf
- 09 Skylight

Landscape quantities:
 Total: 104.4m²
 In trough planters: 6.4m²
 In in-situ planters: 98m²





SECTION 03 / DESIGN PALETTES

03 DESIGN PALETTES

Plant Palette



Landscape Planting Typology/ Strategy:
Estimated 70% Endemic / Native Species
Estimated 30% Introduced Species

03 DESIGN PALETTES

Plant Palette



Landscape Planting Typology/ Strategy:
 Estimated 70% Endemic / Native Species
 Estimated 30% Introduced Species

03 DESIGN PALETTES

Plant Palette

Sensory/ Vegetable Gardens



Landscape Planting Typology/ Strategy:
 Estimated 70% Endemic / Native Species
 Estimated 30% Introduced Species

03 DESIGN PALETTES

Plant Schedule

Planting for the Opal Ascot development is drawn from the local native planting within the area. The landscape reflects to the history and heritage of the site location, using Indigenous planting to create a unique site connection. Planting species selection has also been drawn directly from the Opal Design Guidelines.

PLANTING SCHEDULE		
Species Botanical Name	Native Species	Introduced Species
Trees		
<i>Cupaniopsis anacardioides</i>	X	
<i>Cyathea cooperi</i>	X	
<i>Elaeocarpus reticulatus</i> 'Green Dream'	X	
<i>Elaeocarpus Eumundii</i>	X	
<i>Ficus hillii</i>	X	
<i>Ficus lyrata</i>		X
<i>Licuala grandis</i>	X	
<i>Randia fitzalanii</i>	X	
<i>Syzygium</i> 'Big Red'	X	
<i>Tristanopsis Luscious</i>	X	
<i>Waterhousia floribunda</i>	X	
Shrubs and Accents		
<i>Acacia fimbriata</i>	X	
<i>Alcantarea Imperialis</i> 'Rubra'		X
<i>Alocasia brisbanensis</i>	X	
<i>Alpinia nutans</i>	X	
<i>Banksia robur</i>	X	
<i>Banksia spinulosa</i>	X	
<i>Blechnum</i> 'Silver Lady'	X	
<i>Carissa grandiflora</i>		X
<i>Doryanthes palmeri</i>	X	
<i>Grevillea banksii</i>	X	
<i>Heliconia</i> "Andromeda"		X
<i>Monstera deliciosa</i>		X
<i>Neomarica grandis</i>		X
<i>Ozothamnus diosmifolius</i>	X	
<i>Philodendron xanadu</i>		X
<i>Philodendron</i> 'Rojo Congo'		X
<i>Strelitzia nicolai</i>		X
<i>Syzygium</i> 'Cascade'	X	
<i>Westringia fruticosa</i>	X	
<i>Xanthostemon</i> 'Little Penda'	X	

Species Botanical Name	Native Species	Introduced Species
Groundcovers and Climbers		
<i>Aspidistra elatior</i>		X
<i>Atriplex semibaccata</i>	X	
<i>Chrysocephalum apiculatum</i>	X	
<i>Cissus antarctica</i>	X	
<i>Dietes grandiflora</i>		X
<i>Dichondra repens</i>	X	
<i>Dichondra</i> 'Silver Falls'		X
<i>Hibbertia scandens</i>	X	
<i>Kalanchoe</i> "Flapjack"		X
<i>Liriope</i> 'Evergreen Giant'		X
<i>Lomandra</i> 'Tanika'	X	
<i>Lomandra hystrix</i>	X	
<i>Myoporum ellipticum</i>	X	
<i>Peperomia obtusifolia</i>		X
<i>Plectranthus australis</i>	X	
<i>Trachelospermum jasminoides</i>		X
<i>Viola hederacea</i>	X	
<i>Plectranthus australis</i>	X	
<i>Zoysia tenuifolia</i>		X
Sensory/ Productive Garden		
<i>Citrus australis</i>	X	
<i>Citrus hystrix</i>		X
<i>Citrus limon</i> 'Eureka'		X
<i>Randia fitzalanii</i>	X	
<i>Rosmarinus officinalis</i>		X
<i>Lavandula dentata</i>		X
<i>Hibiscus tiliaceus</i>	X	
<i>Brassica oleracea</i>		X
<i>Myoporum parvifolium</i>	X	
<i>Ocimum basilicum</i>		X

03 DESIGN PALETTES

Material Palette

In keeping with creating familiar surrounds the materials used within the hardscape are influenced by the existing Opal development. Clean lines and form in a base colour palette of beige and sands will allow elements of texture and colour in sandstone, timber and corten feature.

To maintain inclusivity and safe spaces the materials used for pavements will have minimum of R11 slip resistance and will include visual cues with edge contrasts and banding's for way finding.

Materials used are aimed to be locally sourced materials that are robust and low maintenance, so longevity of safe design is upheld.

FEATURE ELEMENTS



PLANTERS & WALLS



PAVEMENTS & FINISHES



ARCADIA