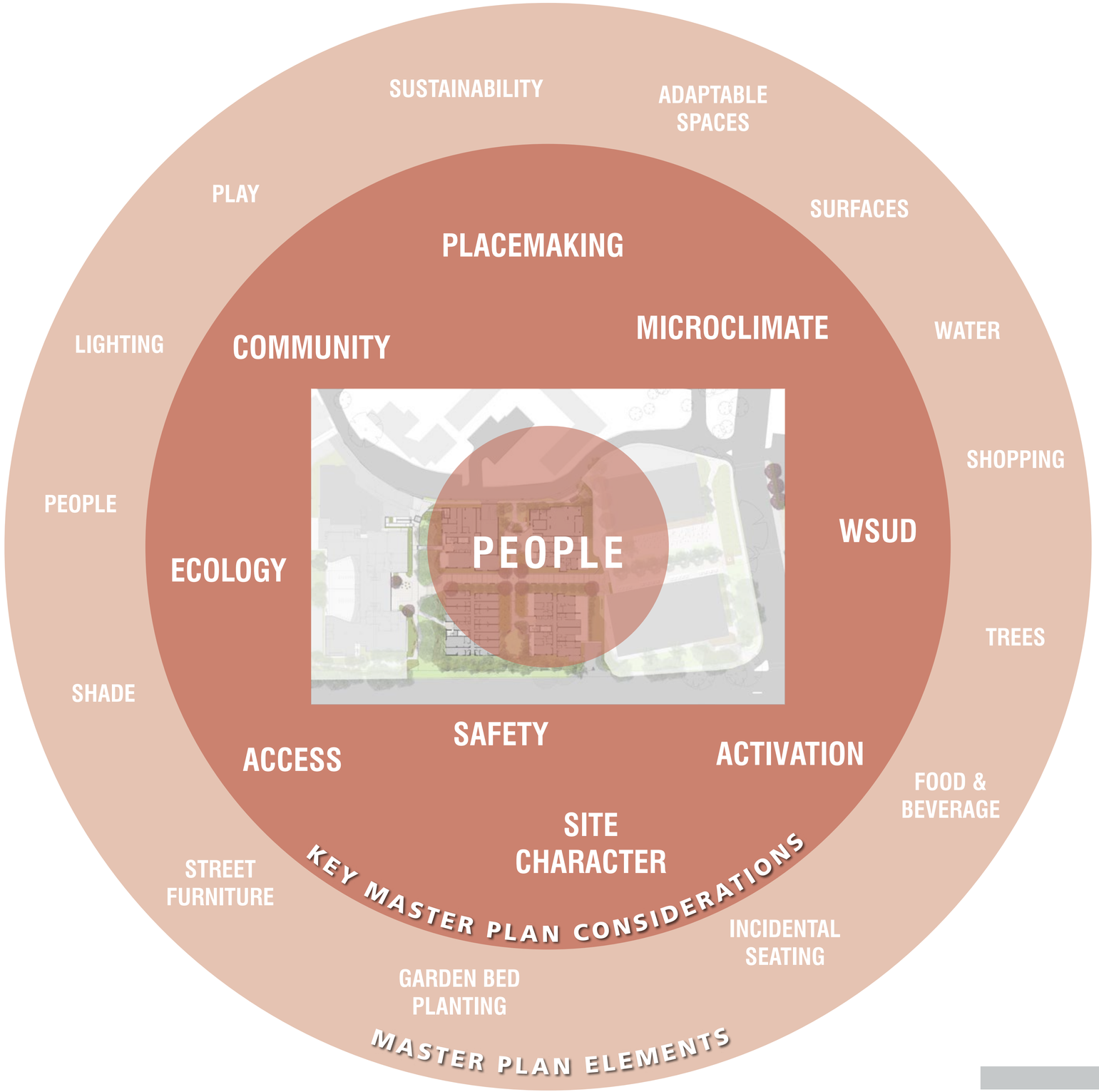
SPD RESIDENTIAL

DEVELOPMENT APPLICATION

PROJECT NO: SEV03
OCTOBER 2014
ISSUE D



Consideration has been given to the use of the exterior spaces provided and the experiential qualities for users. These spaces will be accessible for all with activation and a sense of community being provided through promoting placemaking, CPTED and urban design principles. Application of microclimate analysis, local site conditions / character / ecology and water sensitive urban design is utilised to reinforce the design.

These considerations all contribute to the creation of a place for **people** that is inviting and encourages lingering and repeat visits.

The right combination of design elements will ensure these key principles are achieved. A high quality, robust urban realm with sufficient design detail is envisaged. Spaces retain a 'human' scale and functionality with planting complementing existing landscape character while mitigating the visual impact of the proposed architecture. Shrubs and groundcovers have been selected to place low demands on water while turf has been reserved for those areas where it is desired for use.

DESIGN CONCEPT

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PROJECT: SPD RESIDENTIAL
185 Fox Valley Way, Wahroonga
CLIENT: SEVENTH DAY ADVENTIST CHURCH

SPD RESIDENTIAL

MASTERPLAN STRATEGY

OCTOBER 2014

PROJECT NO: SEV03
DWG NO./ISSUE: SEV03_DA01 (D)
SCALE: N/A

DA01

N

0 10 20 30 40M

LEGEND

01/ Education Building extension - Stage 2 to future DA Submission

02/ Plaza entry space to Education Precinct

03/ At grade car parking for Education Building - previous Stage

04/ Passive open space with pedestrian link path - to future design

05/ Pedestrian thoroughfare / Accessible Ramp

06/ Student breakout space with seating. Existing trees to be retained

07/ Education Building entry plaza

08/ Turf open space beneath existing trees for student use

09/ Primary Pedestrian through link from Education building to future Neighbourhood Centre and Fox Valley Road

10/ Student entry into buildings A & B

11/ Northern residential entry path/open space with amenity planting and seating

12/ Residential entry plaza space, with seating areas surrounded by raised planted areas

13/ Southern open space with amenity planting and seating in lawn area

14/ Substation location

15/ Existing trees removed due to RMS road widening

16/ North south axis pedestrian path

17/ Service entry ramp down to basement

18/ Screen planting to boundary of future stage

19/ Residents car park entry / egress ramp

20/ Avenue trees / planting to through site link

21/ External disabled lift access

22/ Stair Access to path

23/ Disabled access ramp to student building, education centre and future Stage 2 building

24/ Bike rack station

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CONCEPTUAL PRECINCT LANDSCAPE MASTER PLAN

OCTOBER 2014

PROJECT NO: SEV03
DWG NO./ISSUE: SEV03_DA02 (D)
SCALE: 1:400 @ A1 / 1:800 @ A3

DA02

New internal road kerb return

Street tree planting to internal access road edge

Existing gas meter relocated

Accessible Ramp to buildings, education centre and future Stage 2 works

Bench seating area

Layered garden bed shrub and ground cover planting for screening and amenity

Disabled access ramp to Building A

Bench seating area

Existing trees to be retained and protected

Central east/west through link through the site

700mm high retaining walls allows for podium garden bed planting with trees in deep soil zones

Feature cube seating at entry with specimen tree planting

Education building entry plaza with feature paving

Informal seating area

Access pathway with 700mm high retaining walls facilitates tree plantings in deep soil zones

Native grass border planting defines edge

Pedestrian access path to Comenarra Parkway

Large indigenous tree plantings to replace Turpentines, reduce building scale and enhance streetscape

Future pedestrian pathway to public open space
(kiss and ride access to existing school to be retained in the short term)

Furniture drop off zone

Cycle parking area

Secondary access path for residents

Turf space with ornamental shade trees and bench seating

External disabled lift 2 metres max.

Step access to path

Tall screen planting to boundary (Potential for future relocation as necessary)

Central planter with seating and specimen tree

Private open space for ground floor apartments

Layered garden bed planting for privacy and amenity with tree planting where possible

Feature seating areas provide social gathering spaces in high traffic areas

Feature specimen tree planting

Deciduous trees give seasonal interest to planting

Private open space for ground floor apartments

Boundary fence, hedge and tree planting creates a landscape buffer (Potential for future relocation as required)

Bench seating and access to turf space, providing outdoor space for residents

Private open space for ground floor apartments

Turf space with ornamental shade trees and seating areas

Bench seating

Layered garden bed shrub, ground cover and native grass planting for screening and amenity

Existing trees to be removed as part of RMS road widening

N

0 5 10 15 20M

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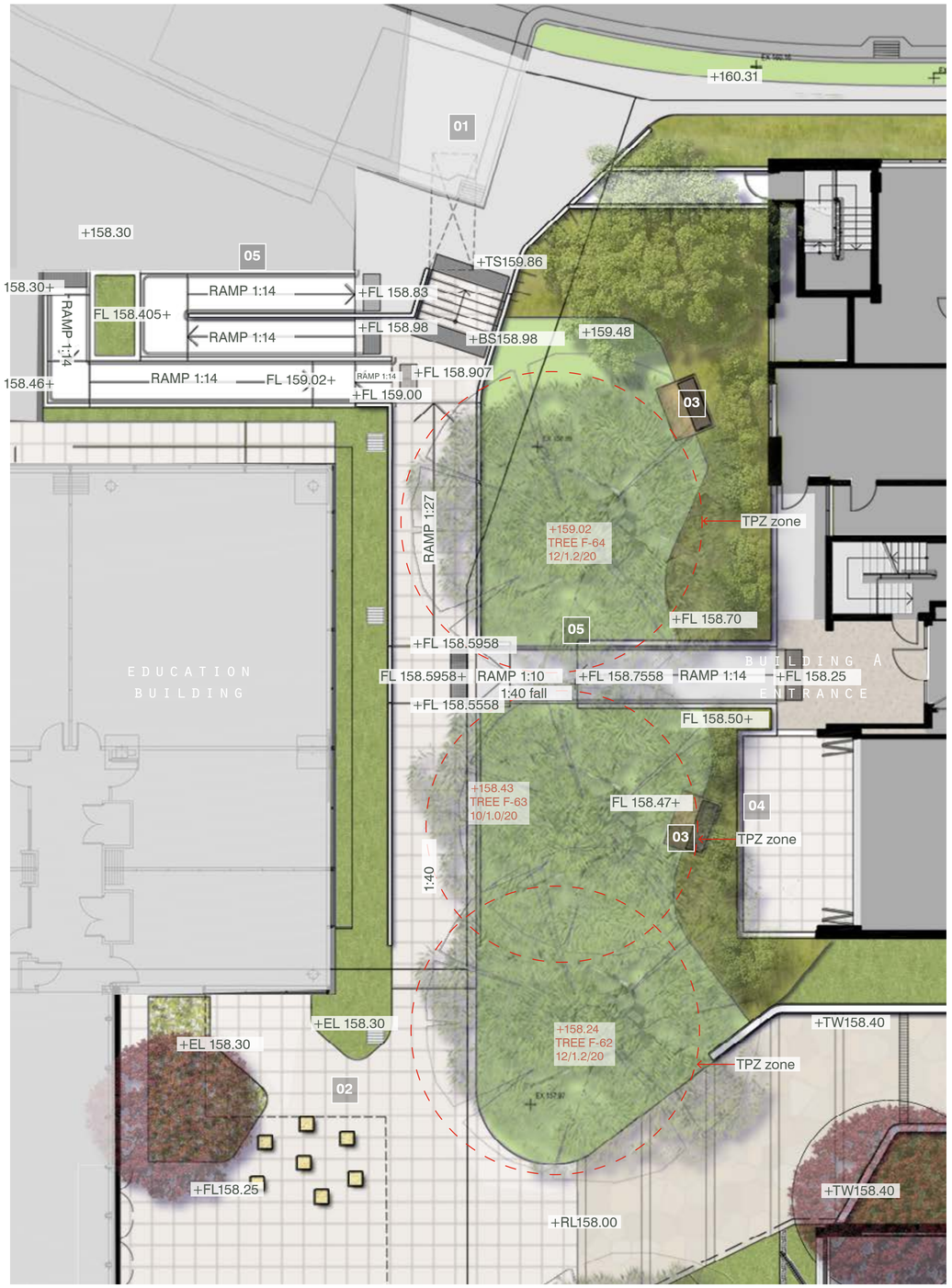
LANDSCAPE PLAN

OCTOBER 2014

PROJECT NO: SEV03
DWG NO./ISSUE: SEV03_DA03 (D)
SCALE: 1:200 @ A1 / 1:400 @ A3

DA03



STUDENT SPACE NORTH

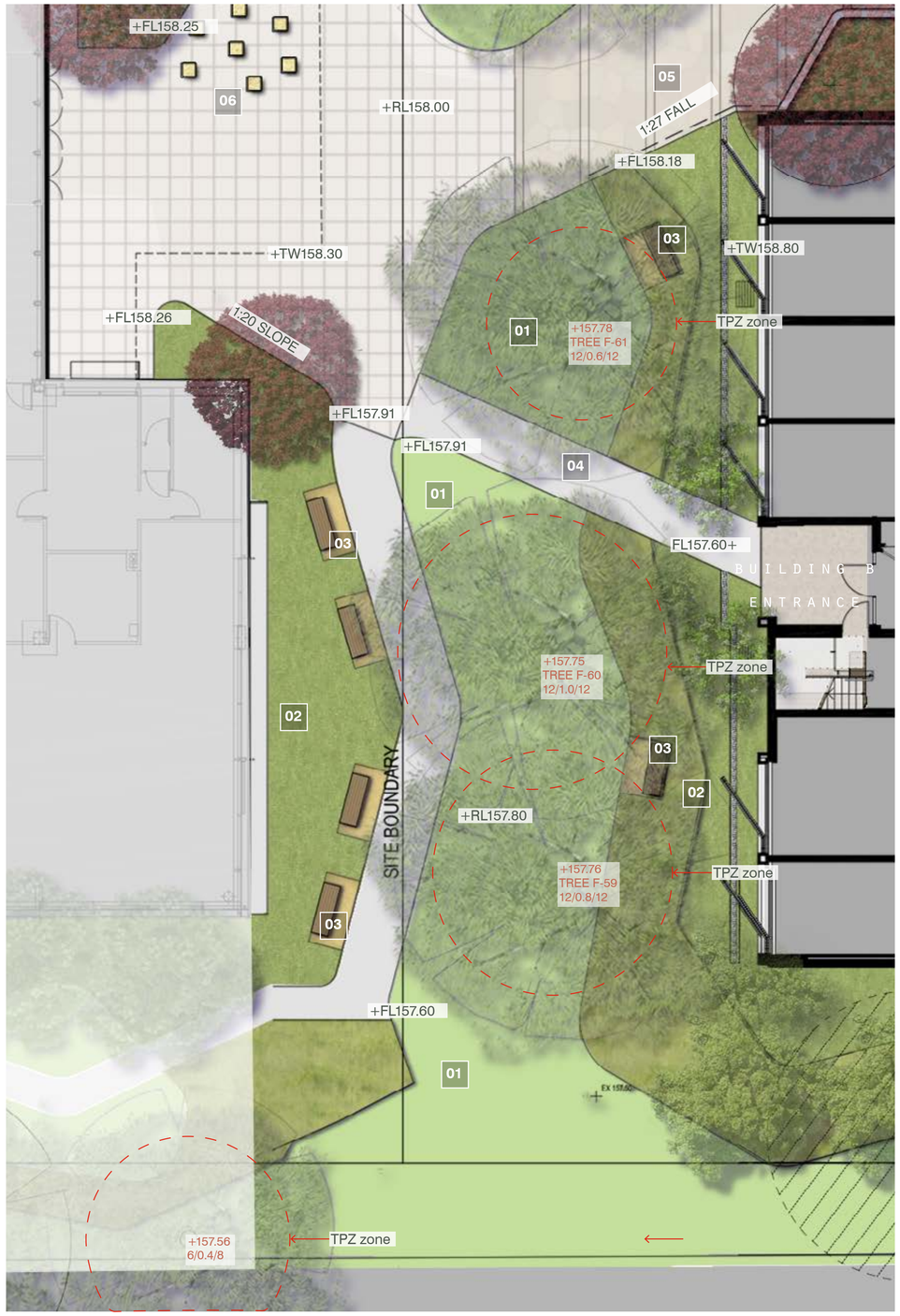
01/ Drop off with paved plaza to building entries

02/ Plaza connection to Educational building

03/ Bench seating, beneath existing trees to be retained. Layered garden bed planting with specimen trees

04/ Spill out area from student area

05/ Accessible Ramp



STUDENT SPACE SOUTH

01/ Turf open space beneath existing trees for student use

02/ Native grass border planting defines edge

03/ Seating area

04/ Realigned entry path to Building B

05/ Central through link

06/ Cubed seating under canopy tree

N

0 2.5 5 7.5 10M

NOTE: ALL TREES TO BE RETAINED IN NORTH / SOUTH CORRIDOR

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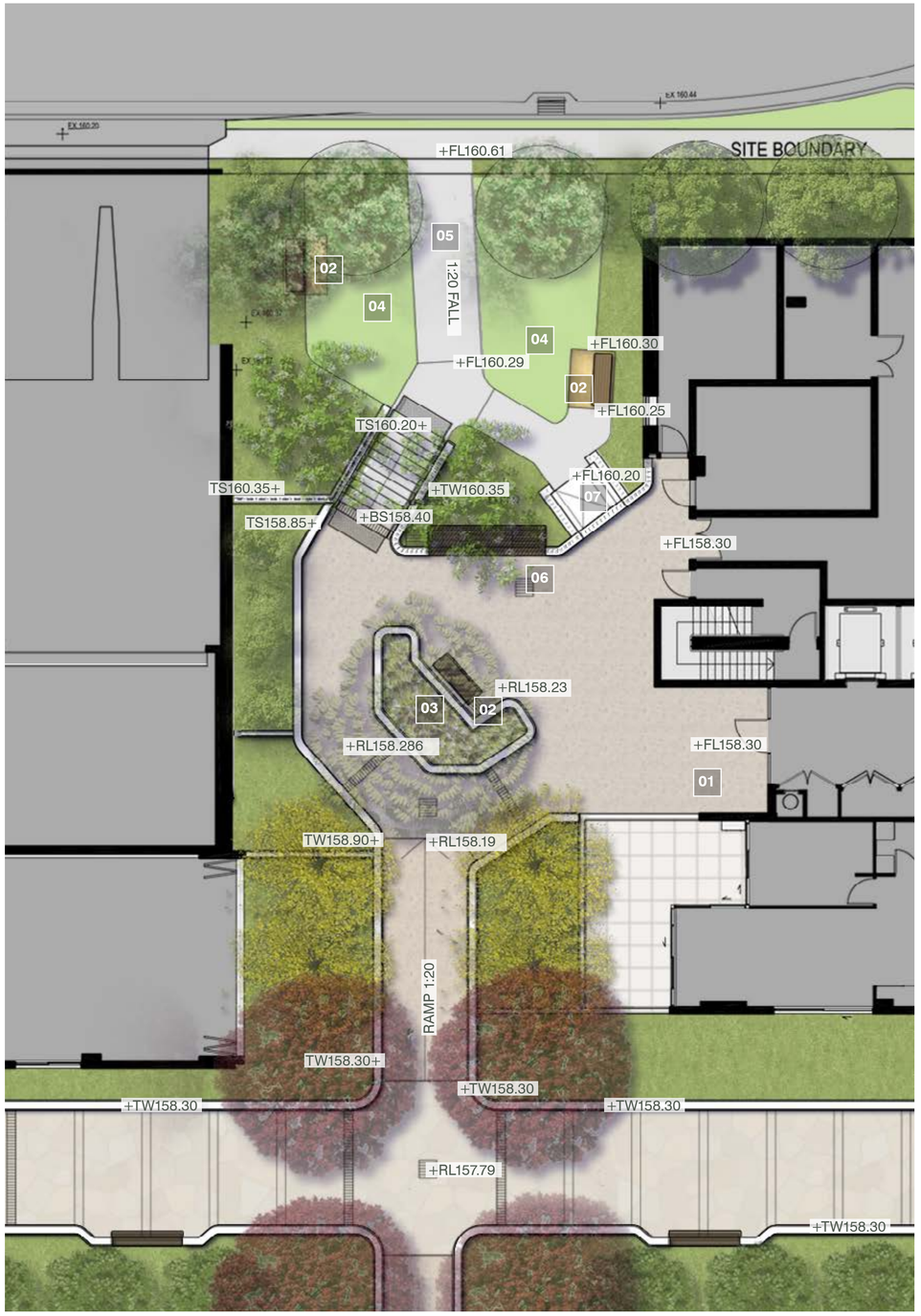
STUDENT SPACE DETAIL PLAN

OCTOBER 2014

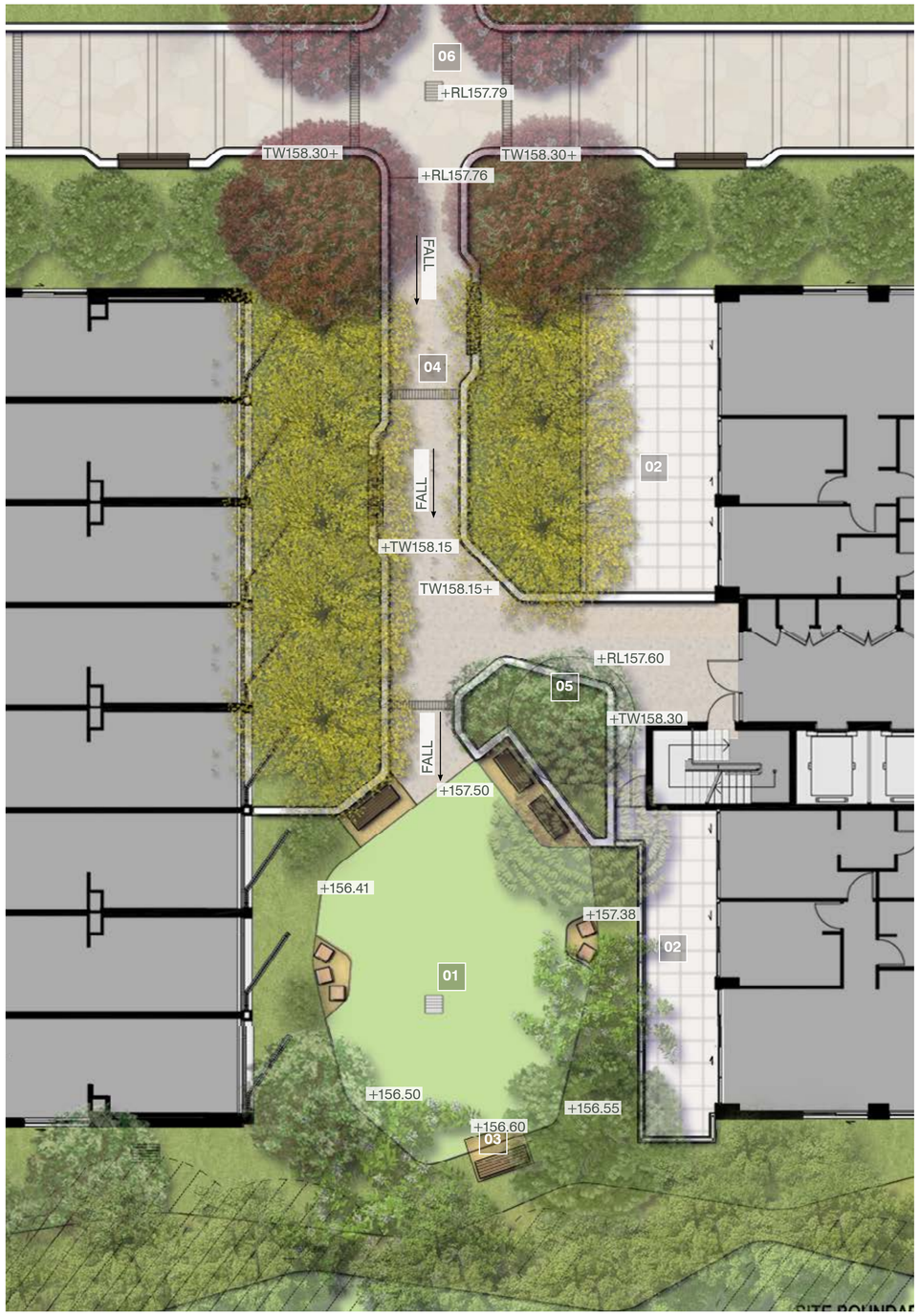
PROJECT NO: SEV03
DWG NO./ISSUE: SEV03_DA04 (D)
SCALE: 1:100 @ A1 / 1:200 @ A3

DA04



RESIDENTIAL / STUDENT SPACE NORTH

01/ Residential courtyard entry space
02/ Bench seat
03/ Central planter with specimen tree for dappled light
04/ Turf lawn
05/ Secondary access path for residents
06/ Proposed air intake louvre
07/ External disabled lift 2 metres max



RESIDENTIAL / STUDENT SPACE SOUTH

01/ Turf space with ornamental shade trees
02/ Private residents external balconies
03/ Bench seating in shade
04/ Access path with incidental seating
05/ 700mm high retaining walls facilitates tree planting behind
06/ Central through link

N 0 2.5 5 7.5 10M

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PRIVATE RESIDENTIAL / STUDENT SPACE DETAIL PLAN

OCTOBER 2014

PROJECT NO: SEV03
DWG NO./ISSUE: SEV03_DA05 (D)
SCALE: 1:100 @ A1 / 1:200 @ A3

DA05

KEY PLAN

SECTION AA

0 0.5 1 2.5 5M

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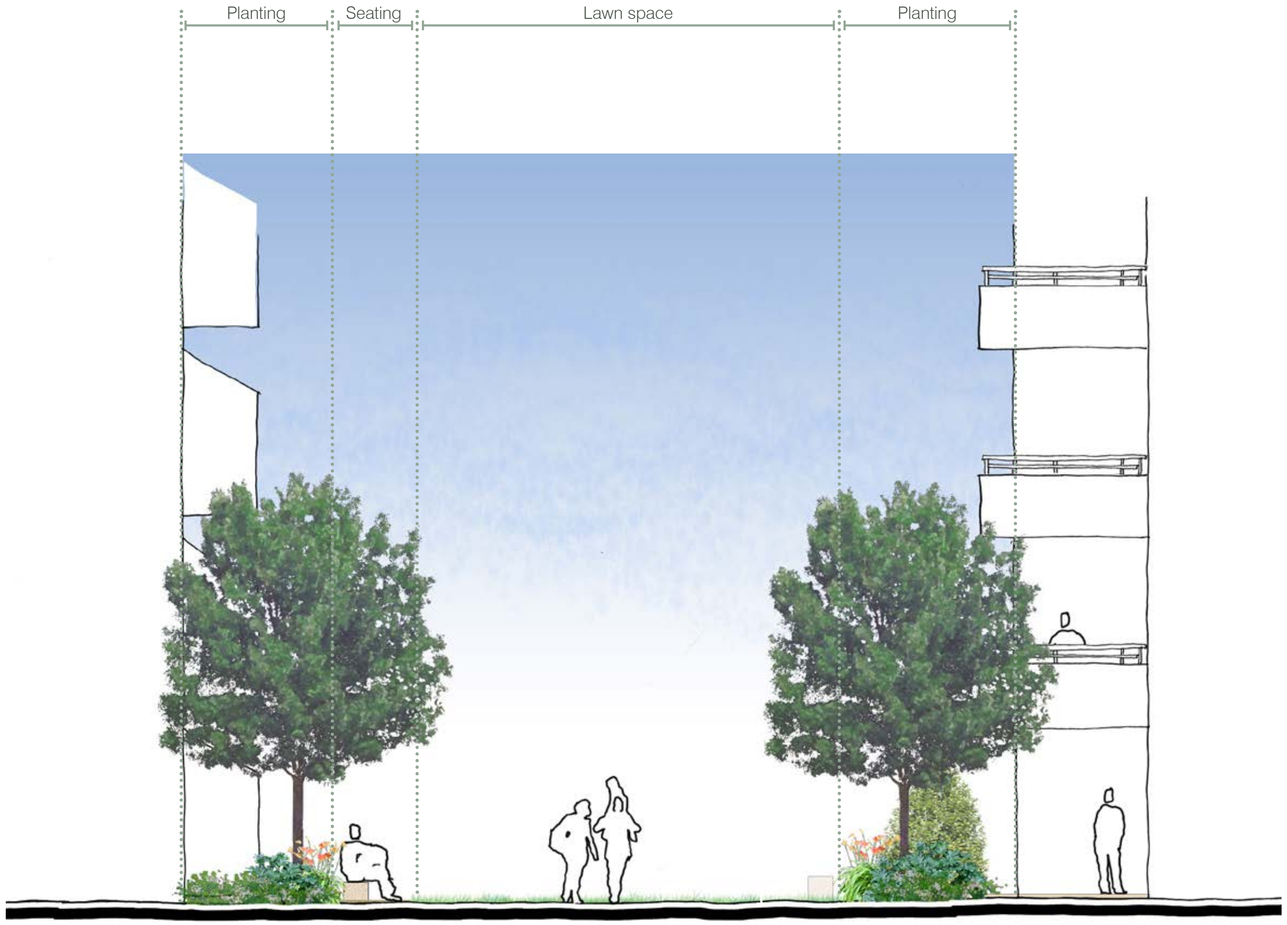
SECTION A & B

OCTOBER 2014

PROJECT NO: SEV03
DWG NO./ISSUE: SEV03_DA06 (D)
SCALE: 1:50 @ A1 / 1:100 @ A3

DA06

KEY PLAN



SECTION CC

0 0.5 1 2.5 5M

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SECTION C

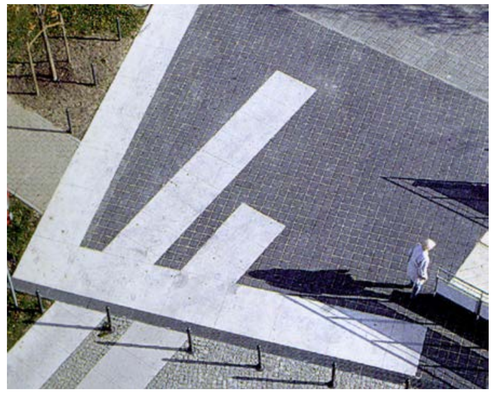
OCTOBER 2014

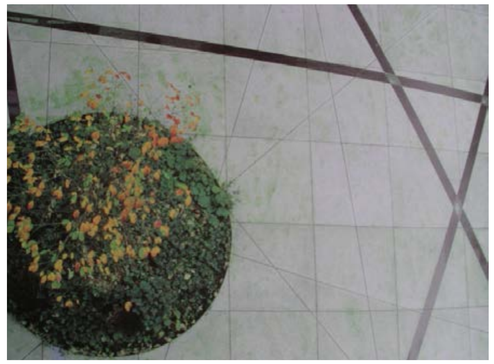
PROJECT NO: SEV03
DWG NO./ISSUE: SEV03_DA07 (D)
SCALE: 1:50 @ A1 / 1:100 @ A3

DA07

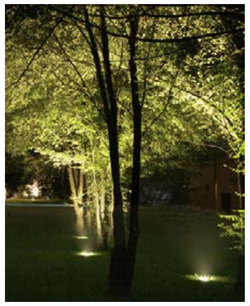
WALLS & PLANTERS

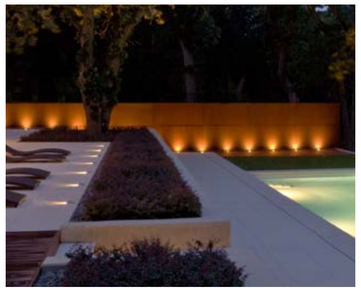
SURFACES





LIGHTING





PLANTING

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LANDSCAPE PRECEDENTS

OCTOBER 2014

PROJECT NO: SEV03
DWG NO./ISSUE: SEV03_DA08 (D)
SCALE: N/A

DA08

KEY PLAN

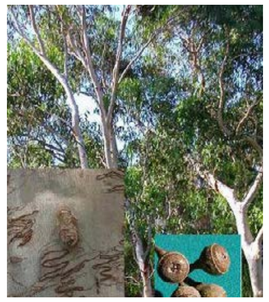
TREES: EVERGREEN

Angophora floribunda

Corymbia gummifera

Cupaniopsis anacardioides

Eucalyptus resinifera



Eucalyptus haemastoma

Waterhousia floribunda

Angophora costata
Smooth-bark Apple

Magnolia grandiflora 'Exmouth'

Syncarpia glomulifera
Turpentine

TREES: DECIDUOUS

Fraxinus pennsylvanica

Pyrus calleryana 'Chanticleer'

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PLANTING PRECEDENTS

OCTOBER 2014

PROJECT NO: SEV03
DWG NO./ISSUE: SEV03_DA09 (D)
SCALE: N/A

DA09

PLANTING SCHEDULE

botanical name	common name	height
TREES		
Angophora *costata*	Smooth-bark Apple	20m
Angophora *floribunda*	Rough Barked Apple	20m
Corymbia *gummifera*	Red Bloodwood	15m
Cupaniopsis *anacardioides*	Tuckeroo	12m
Elaeocarpus *reticulatus*	Blueberry Ash	7m
Eucalyptus *haemastoma*	Scribbly Gum	15m
Eucalyptus *paniculata*	Grey Ironbark	20m+
Eucalyptus resinifera	Red Mahogany	20m+
Fraxinus pennsylvanica 'Cimmaron'	Ash tree	6-9m
Pyrus *calleryana* 'Chanticleer'	Ornamental Pear	6m
Magnolia *grandiflora* 'Exmouth'	Bull Bay Magnolia	8m
Sapium *sebiferum*	Chinese Tallow	6m
Syncarpia glomulifera	Turpentine	20m+
Tristaniopsis *laurina* 'Luscious'	Water Gum	8m
Waterhousia *floribunda*	Weeping Lilly Pilly	15m
SHRUBS		
Acmena *smithii*	Lilly Pilly	3-4m
Alternanthera *dentata*	Birds Nest Fern	1m
Banksia *ericifolia*	Heath Leaved Banksia	2-3m
Banksia *serrata*	Old Man Banksia	4-8m
Callistemon Spp.	Bottlebrush	2m
Cordyline *australis* 'Red Fountain'	Red Fountain	1.5m
Dodonaea *viscosa* 'Purpurea'	Purple Hop Bush	2m
Euphorbia *characias*	Euphorbia	2m
Gardenia *augusta* 'Florida'	Gardenia	1m
Grevillea Spp.	Spider Plant	2m
Murraya *paniculata*	Orange Jasmine	1m
Pittosporum Spp.	Pittosporum	2m
Syzygium *paniculatum*	Lilly Pilly	2m
GROUNDCOVERS / GRASSES / CLIMBERS		
Anigozanthos 'Bush Gem'	Kangaroo Paw	0.6m
Cerastium tormentosum	Snow in summer	0.5m
Dianella 'Little Jess'	Flax Lily	0.5m
Dianella 'King Alfred'	Paroo Lily	0.5m
Dietes *grandiflora*	Wild Iris	0.6m
Hardenbergia *violacea*	False Sarsaparilla	Varies
Gardenia *jasminoides* 'Radicans'	Creeping Gardenia	Varies
Liriope muscari 'Evergreen Giant'	Turf Lily	0.7m
Lomandra longifolia 'Tanika'	Mat Rush	0.7m
Myoporum *parvifolium*	Creeping Boobialla	0.5m
Pandorea *pandorana*	Wonga Wonga Vine	Varies
Pennisetum *alopecuroides* 'Nafray'	Fountain grass	1m
Scaevola *aemula*	Purple Fan Flower	0.6m
Trachelospermum *jasminoides*	Star Jasmine	0.5m
Viola *hederacea*	Native Violet	0.2m

SHRUBS

Acmena smithii 'Hedgemaster'

Alternanthera dentata Ruby Leaf Alternanthera

Cordyline australis 'Red Sensation'

Euphorbia characias 'Wulfenii'

Gardenia augusta 'Florida'

Grevillea 'Honey Gem'

Murraya paniculata

Syzygium sp. Lily Pilly

GROUNDCOVERS / GRASSES / CLIMBERS

Cerastium tormentosum Snow in Summer

Dianella 'King Alfred' Paroo Lily

Dietes grandiflora Wild Iris

Gardenia jasminoides 'Radicans' Creeping Gardenia

Liriope muscari 'Evergreen Giant' Turf Lily

Pandorea pandorana

Pennisetum alopecuroides 'Nafray'

Trachelospermum jasminoides Star Jasmine

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PLANTING PRECEDENTS

OCTOBER 2014

PROJECT NO: SEV03
DWG NO./ISSUE: SEV03_DA010 (D)
SCALE: N/A

DA010

KEY

Indigenous / Low Water Tree Locations

Note: 50% of total number of trees proposed on site.

Indigenous / Low Water Planting Area

Bld A = 308m²
Bld B = 427m²
Bld C = 411m²
Bld D = 305m²

Grand Total = 1,451m²

Note: 80% mix of indigenous / low water use species.

Drought Tolerant Grass Area

Bld A = 224m²
Bld B = 407m²
Bld C = 58m²
Bld D = 159m²

Grand Total = 848m²

Species: *Zoysia japonica* 'Empire'

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NATIVE / LOW WATER USE PLANTING DIAGRAM

OCTOBER 2014

PROJECT NO: SEV03
DWG NO./ISSUE: SEV03_DA011 (D)
SCALE: 1:100 @ A1 / 1:200 @ A3

DA011

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