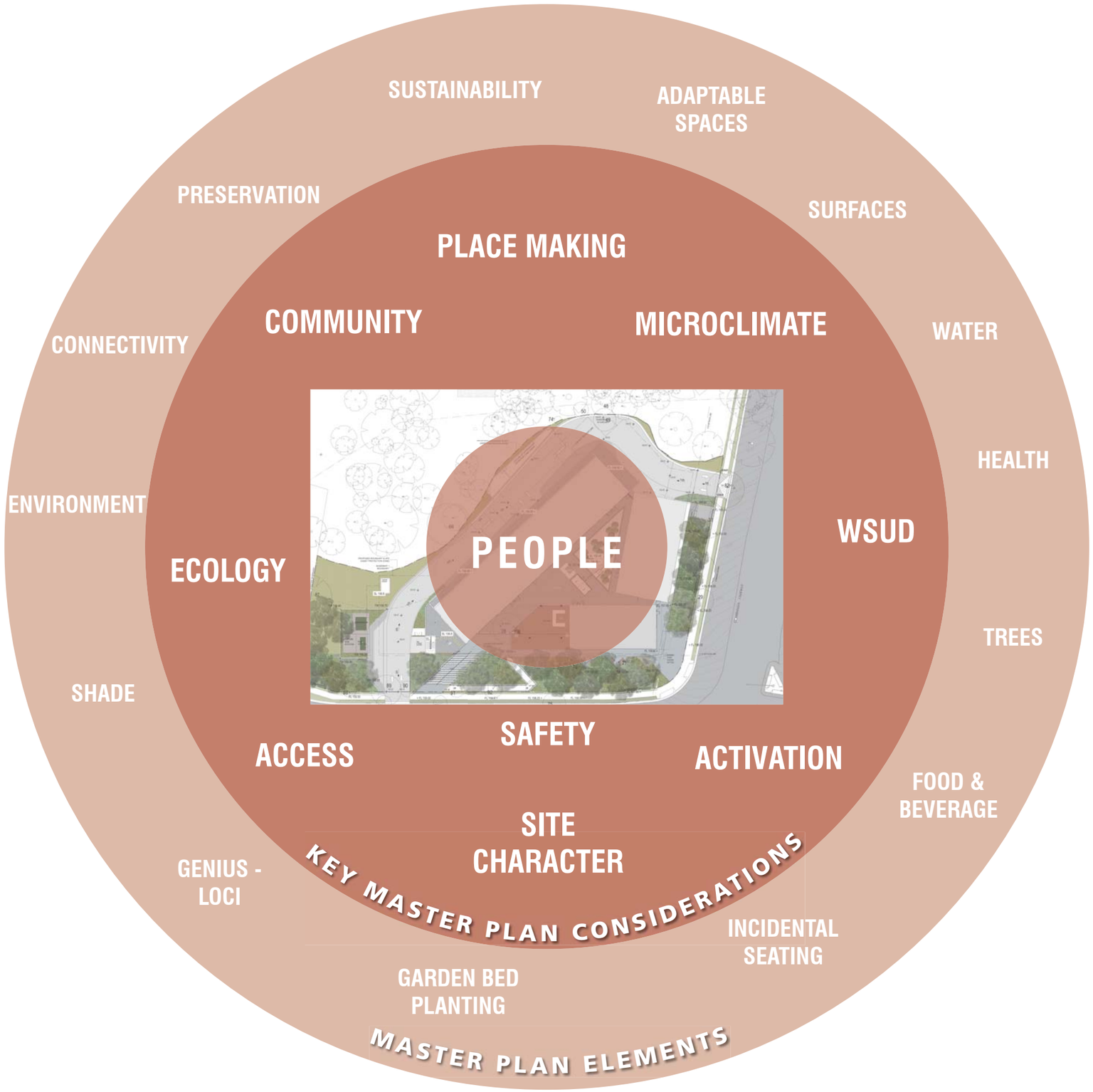
Development at 172 Fox Valley Way, Wahroonga

DEVELOPMENT APPLICATION

PROJECT NO: MBM01
OCTOBER 2014
ISSUE E



LANDSCAPE STRATEGY

The proposed development is uniquely positioned to take full advantage of the Central Hospitals Precincts future development strategy. This development is located on the corner of Fox Valley Road and the Comenarra Park Way with the lot adjoining a significant ecologically sensitive area that contains remnants of Sydney Turpentine Ironbark Forest and Sydney Sandstone Gulley Forest Communities, the landscape design's focus is primarily about maintaining the sites surrounding biodiversity and connecting the existing landscape character. Consideration has been given to the surrounding bush land character through the planting of tress that are indigenous to the area within the buildings setbacks and frontages. These trees will assist in diluting the mass of the built form while physically and visually connecting the bush land behind helping the buildings to sit within the greater landscape. Low native shrubs and grasses to the buildings set backs will add to the character of the woodlands as well as adhere to CPTED principles. The integration of the formal and more private exterior spaces will provide a variety of experiential qualities for users. These spaces will be accessible via dual access points from both Fox Valley Road and the corner of the Comenarra Parkway. This will lend itself to higher legibility and improved pedestrian circulation.

However, once inside the atrium of the complex the landscape design takes on a more ephemeral design with minimal intervention and simple design. A central planter is formed by the triangulation of the three buildings . The planter is lined with decorative pebbles that are then punctuated by the architectural forms of bamboo creating a sense of verticality in the atrium as well as a feeling of calm or tranquillity . A set down within the podium slab allows for the seamless integration of surface materials with out the need for additional retaining walls

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. Trees, shrubs and ground covers have been selected to place low demands on water while native grasses have been reserved for those areas within the APZ setback where it is desired for fuel reduction requirements.

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ENVIRONMENT

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CLIENT: Seventh Day Adventist Church

ARCHITECT:
Morris Bray martin Ollmann

PROJECT:

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MASTER PLAN STRATEGY

October 2014

PROJECT NO: MBM01
DWG NO. MBM01_DA01
SCALE: N/A

Issue	Code	Description	Date
A	CA	DA Issue to Council	15.02.13
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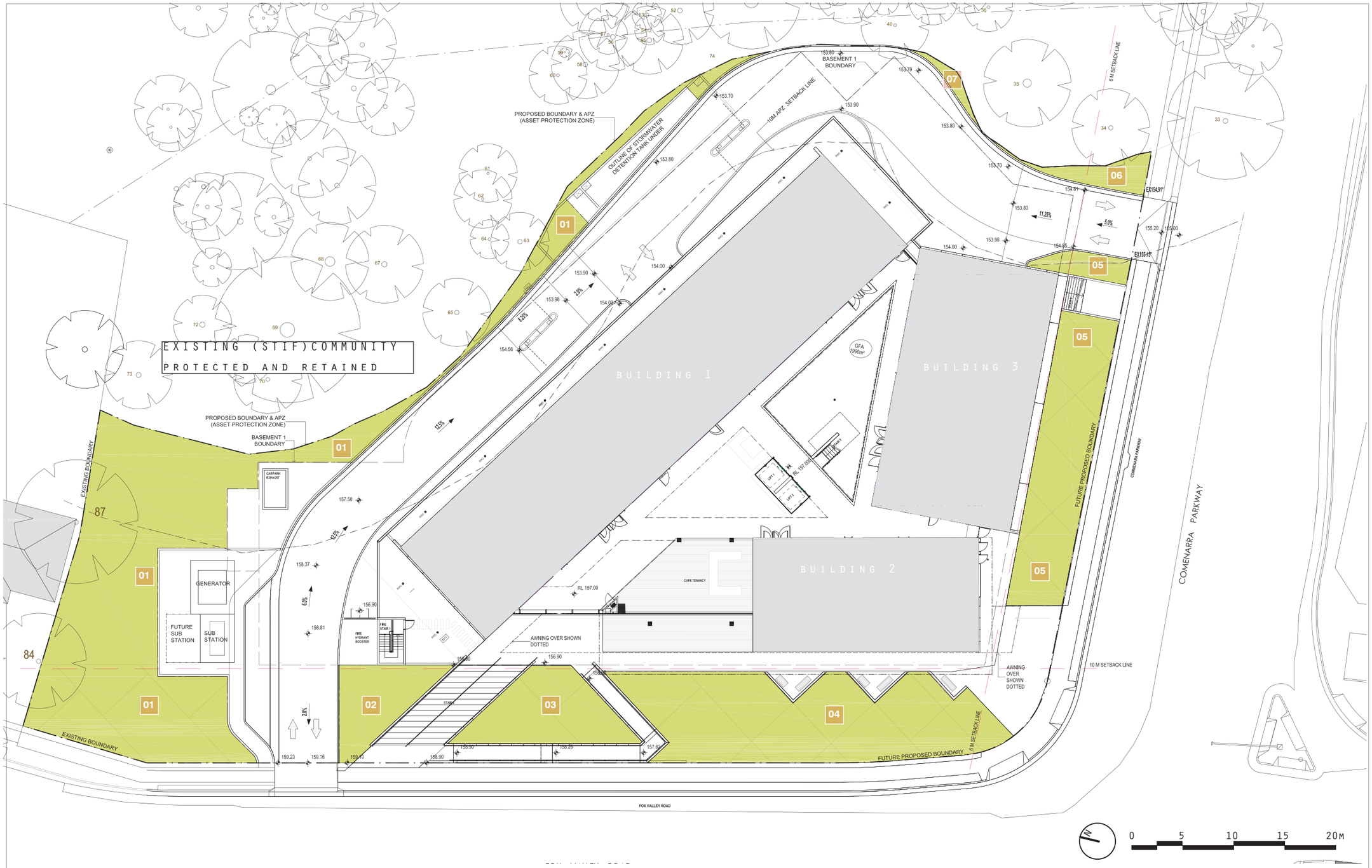
D	CA	DA Issue to Council	03.06.14
E	CA	DA Issue to Council	15.10.14

DA02



DEEP SOIL PLANTING REQUIREMENT 30%

SITE AREA = 6,020m²

AVAILABLE AREA FOR DEEP SOIL PLANTING

01/	584m²
02/	66m²
03/	97m²
04/	300m²
05/	184m²
06/	26m²
07/	8m²
TOTAL =	1,265m²
=	21.0%

EXISTING (STIF) COMMUNITY PROTECTED & RETAINED

TOTAL = 1052m²

= 17.5%

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DEEP SOIL
PLANTING PLAN

October 2014

PROJECT NO: MBM01
DWG NO. MBM01_DA02
SCALE: 1:200 @ A1 / 1:400 @ A3

Issue	Code	Description	Date
A	CA	DA Issue to Council	15.02.13
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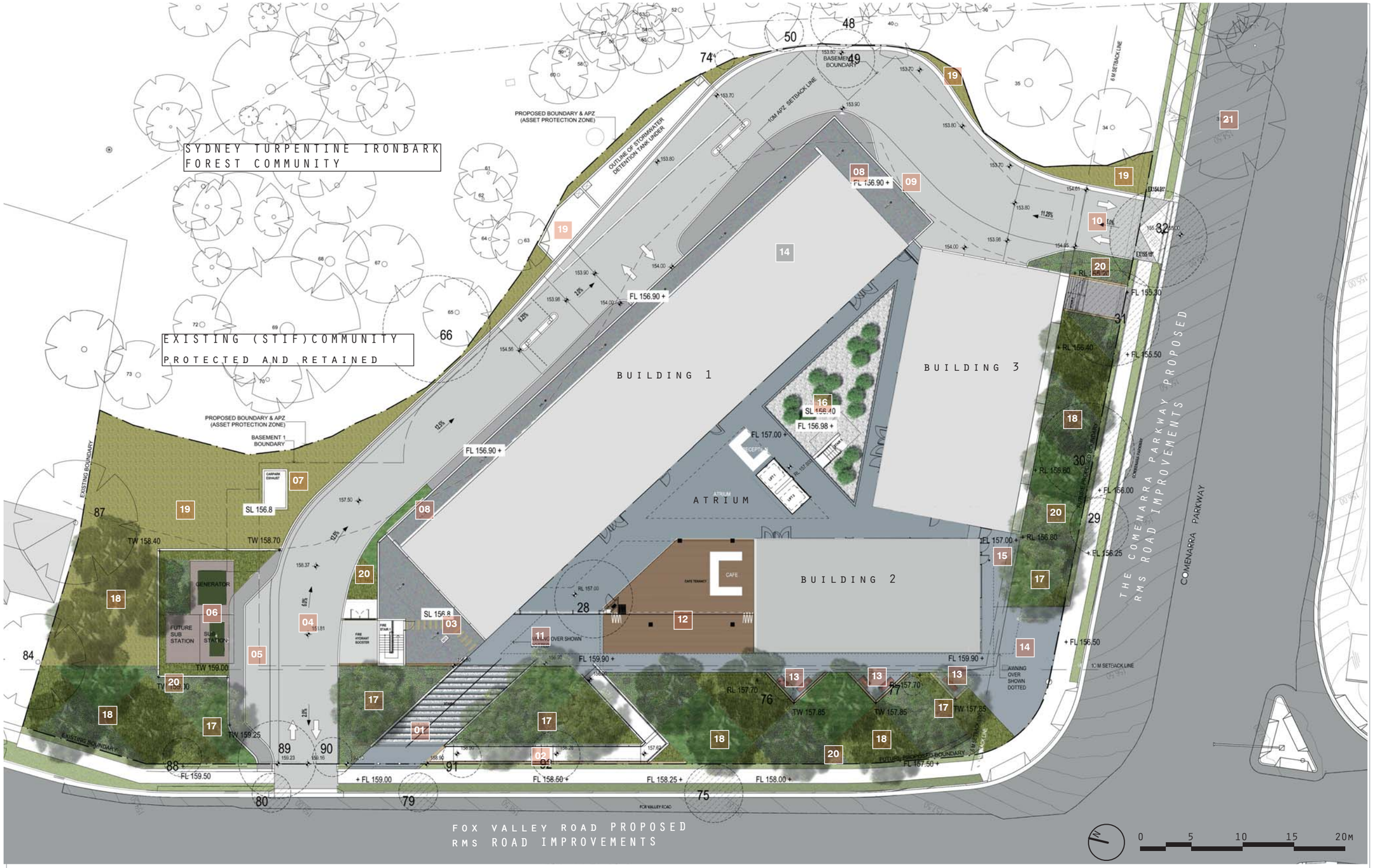
D	CA	DA Issue to Council	03.06.14
E	CA	DA Issue to Council	15.10.14

DA03



LEGEND

01/ Entry stair with Stainless Steel bollards to boundary, wide landings and colour contrast nose paving

02/ Disabled access ramp to main entry

03/ Fire stair egress with stone steppers in decorative pebble mulch

04/ Entry/egress driveway to underground parking

05/ Set down bay

06/ Substation and Generator location within mulch bed

07/ Car park exhaust shaft within landscape

08/ Decorative pebblel mulch to external maintenance path to Building 1

09/ External loading dock

10/ Entry/egress driveway to loading dock and underground parking

11/ External pavement area leading into building atrium and cafe area

12/ Under croft area with cafe / restaurant facilities

13/ Private breakout space with formal seating

14/ Increased entry / threshold to the corner of Fox Valley Rd and Comenarra Parkway to provide improved street activation

15/ External pavement to building fire egress & evacuation points

16/ Atrium planting of bamboo sp. within decorative pebble mulch

17/ Feature tree planting at entry points - Angophora costata

18/ Feature native trees to screen built form. Species selected from Sydney Turpentine Ironbark Forest Community

19/ Native ground covers planted within APZ easement

20/ Mix of native and native cultivar species to building frontage

21/ Existing trees removed as part of the RMS road widening

Existing site trees to be removed and identification number

Existing trees to be removed due to RMS road widening and identification number

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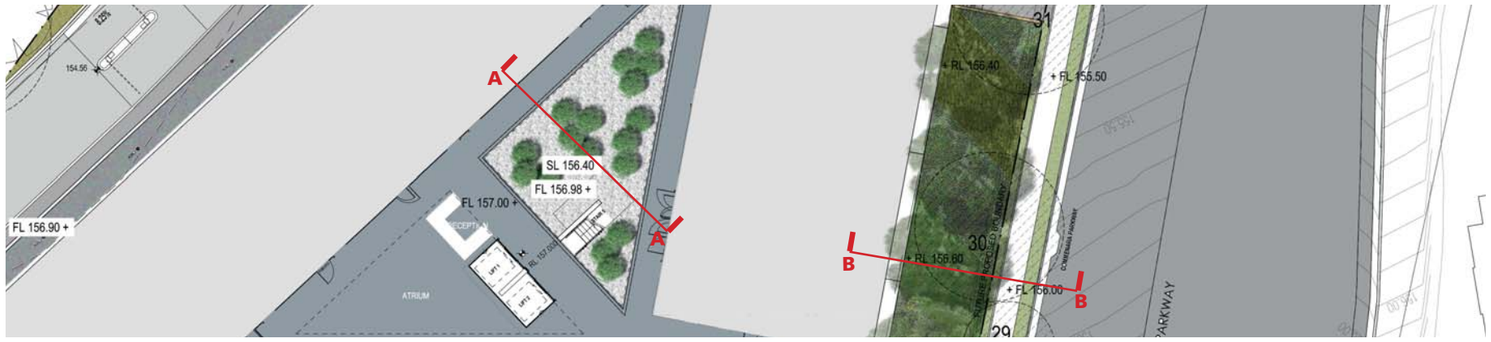
CONCEPT LANDSCAPE MASTER PLAN

October 2014

PROJECT NO: MBM01
DWG NO. MBM01_DA03
SCALE: 1:200 @ A1 / 1:400 @ A3

Issue	Code	Description	Date
A	CA	DA Issue to Council	15.02.13
B	CA	DA Issue to Council	14.05.14
C	CA	DA Issue to Council	28.05.14
D	CA	DA Issue to Council	03.06.14
E	CA	DA Issue to Council	15.10.14

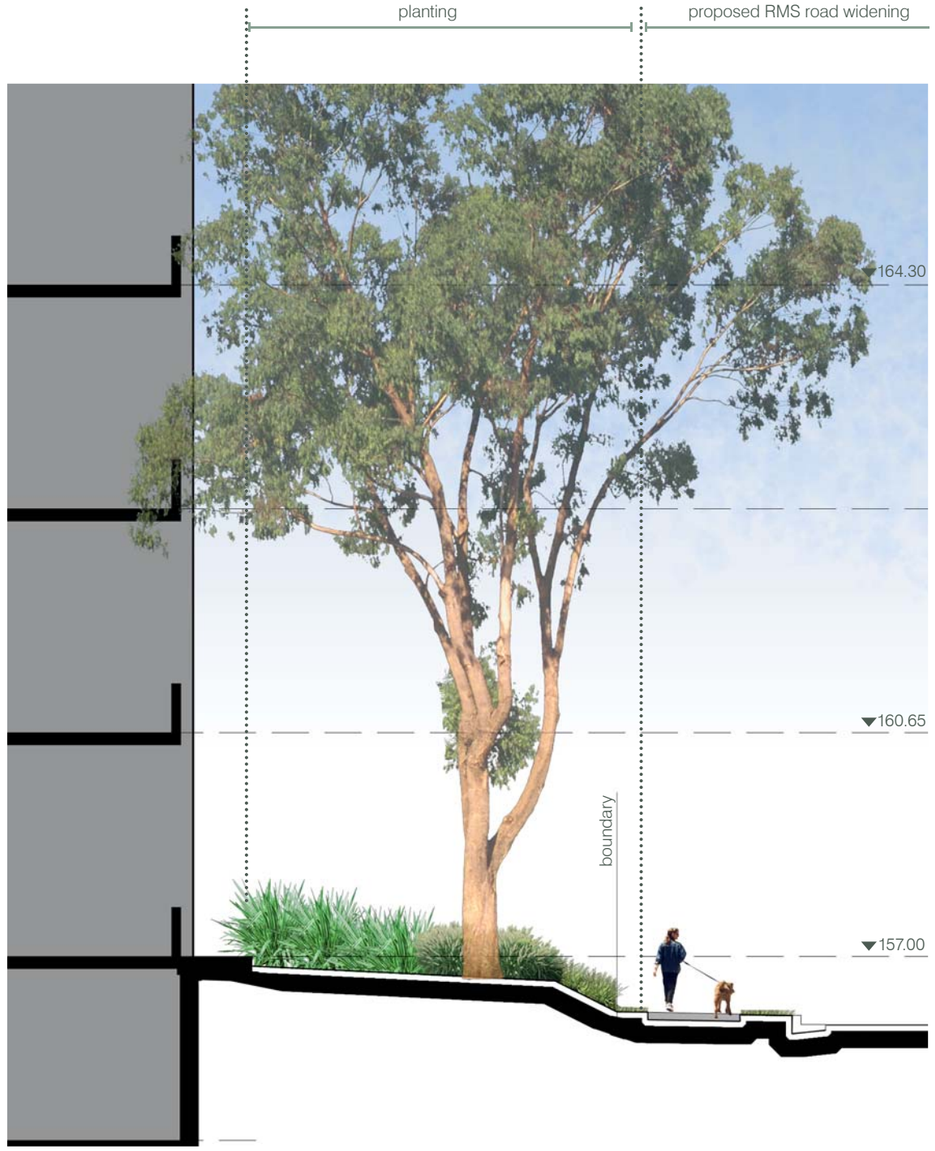
DA04



KEY PLAN

SECTION AA

METERS 1:50
0 .5 1 2.5
SCALE 1:50 @ A1



SECTION BB

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SECTIONS A & B

October 2014

PROJECT NO: MBM01
DWG NO. MBM01_DA04
SCALE: 1:50 @ A1 / 1:100 @ A3

Issue	Code	Description	Date
A	CA	DA Issue to Council	15.02.13
B	CA	DA Issue to Council	14.05.14
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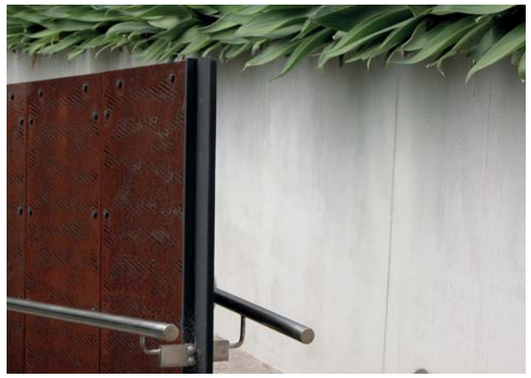
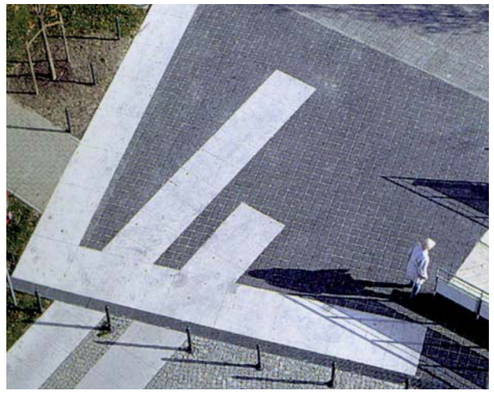
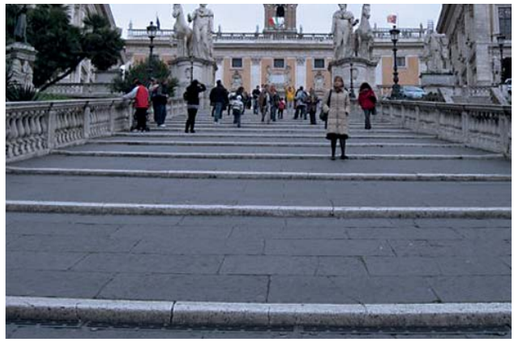
D	CA	DA Issue to Council	03.06.14
E	CA	DA Issue to Council	15.10.14

DA05

WALLS & RAMPS



EXTERNAL SURFACES

ATRIUM PLANTING

EXTERNAL PLANTING

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LANDSCAPE PRECEDENTS

October 2014

PROJECT NO: MBM01
DWG NO. MBM01_DA05
SCALE: N/A

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C	CA	DA Issue to Council	28.05.14
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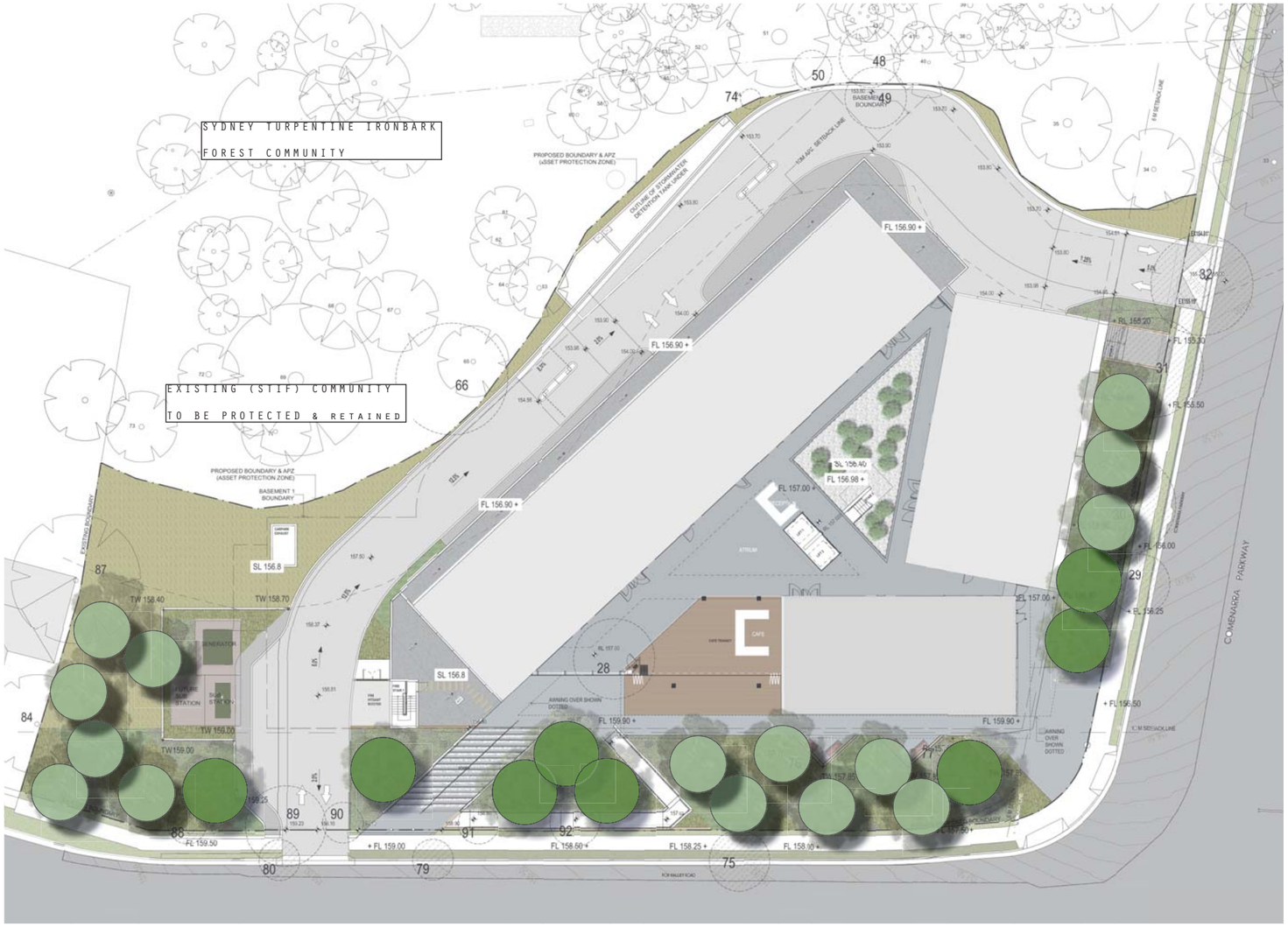
E	CA	DA Issue to Council	15.10.14

DA06

KEY PLAN



Angophora costata -
Smooth Barked Apple

Corymbia gummifera -
Red Bloodwood

Elaeocarpus reticulatus -
Blueberry Ash

Eucalyptus acmenoides -
White Mahogany

Eucalyptus paniculata -
Grey Gum

Eucalyptus saligna -
Sydney Blue Gum

Syncarpia glomulifera -
Turpentine

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TREE
PRECEDENTS

October 2014

PROJECT NO: MBM01
DWG NO./ISSUE: MBM01_DA06
SCALE: N/A

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A	CA	DA Issue to Council	15.02.13
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C	CA	DA Issue to Council	28.05.14
D	CA	DA Issue to Council	03.06.14
E	CA	DA Issue to Council	15.10.14

DA07

PLANTING SCHEDULE

botanical name	common name	height
TREES		
Angophora *costata*	Smooth-bark Apple	20m
Corymbia *gummifera*	Red Bloodwood	20m
Elaeocarpus *reticulatus*	Blueberry Ash	7m
Eucalyptus *acmenoides*	White Mahogany	25m
Eucalyptus *paniculata*	Grey Ironbark	25m
Eucalyptus *saligna*	Sydney Blue Gum	25m
Syncarpia glomulifera	Turpentine	25m
SHRUBS		
Acmena *smithii 'Hedgemaster'*	Lilly Pilly	3-4m
Banksia *ericifolia*	Heath Leaved Banksia	2-3m
Banksia *serrata*	Old Man Banksia	4-8m
Callistemon Spp.	Bottlebrush	2m
Dodonaea *triquetra*	Common Hop Bush	3m
Grevillea Spp.	Grevillea	2-4m
Kunzea ambiqua	Tick Bush	3m
Syzygium *paniculatum 'Aussie Boomer'*	Lilly Pilly	2m
Westringia 'Aussie Box'	Coastal Rosemary	1m
GROUNDCOVERS / GRASSES / CLIMBERS		
Anigozanthos 'Gold /Red Velvet'	Kangaroo Paw	0.6m
Cerastium tormentosum	Snow in summer	0.5m
Dianella 'Revelation'	Paroo Lily	0.5m
Dianella 'Silver Streak'	Paroo Lily	0.7m
Dietes *grandiflora*	Wild Iris	0.6m
Hardenbergia *violacea 'Meema'*	False Sarsaparilla	Varies
Liriope muscari 'Evergreen Giant'	Turf Lily	0.7m
Lomandra hystrix 'Tropicbelle'	Mat Rush	0.7m
Lomandra longifolia 'Tanika'	Mat Rush	0.7m
Myoporum *parvifolium*	Creeping Boobialla	0.5m
Pennisetum *alopecuroides* 'Nafray'	Fountain grass	1m
Poa *labillardieri* 'Eskdale'	Tussock grass	0.7m
Poa *poiformis* 'Kingsdale'	Tussock grass	0.7m
Scaevola *aemula*	Purple Fan Flower	0.6m
Trachelospermum *jasminoides*	Star Jasmine	0.5m
NATIVE GROUNDCOVERS / GRASSES / PLANTED TO APZ EASEMENT		
Anigozanthos 'Bush Gem'	Kangaroo Paw	0.6m
Clemantis aristata	Old Man's beard	Varies
Dianella caerulea	Flax Lily	0.6m
Dianella revoluta	Flax Lily	0.6m
Hardenbergia *violacea*	False Sarsaparilla	Varies
Kennedia rubicunda	Dusky Coral Pea	Varies
Lomandra longifolia	Mat Rush	0.8m
Microlaena stipoides	Weeping Meadow Grass	0.6m
Themeda australis	Kangaroo Grass	0.8m
ATRIUM BAMBOO		
Bambusa lako	Timor Black	6m
Bambusa textillis 'Gracilis'	Slender Weaver	6m
Phyllostachys nigra	Black Bamboo	7m

SHRUBS

Acmena smithii 'Hedgemaster'

Banksia serrata Old Man Banksia

Callistemon 'Better John'

Dodonaea triquetra Common Hop Bush

Grevillea sp.

Kunzea ambigua Tick Bush

Syzygium paniculatum 'Aussie Boomer'

Westringia 'Aussie Box' Coastal Rosemary

GROUND COVERS / GRASSES / CLIMBERS

Cerastium tormentosum Snow in Summer

Dianella 'Silver Streak' Paroo Lily

Dietes grandiflora Wild Iris

Hardenbergia violacea 'Meema' False Sarsapirilla

Liriope muscari 'Evergreen Giant' Lily Turf

Lomandra 'Tanika' Mat Rush

Pennisetum alopecuroides 'Nafray'

Poa labilliardieri 'Eskdale' Tussock Grass

GROUND COVERS / GRASSES / CLIMBERS

Clemantis aristata Old Mans's Beard

Dianella caerulea Flax Lily

Kennedia rubicunda Dusky Coral Pea

Lomandra longifolia Mat Rush

Microlaena stipoides Weeping Meadow Grass

Themeda australis Kangaroo Grass

BAMBOO

Bambusa lako Timor Black

Bambusa textillis Gracilis Sleander Weaver

Phyllostachys nigra Black Bamboo

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PLANTING PRECEDENTS

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DWG NO. MBM01_DA07
SCALE: N/A

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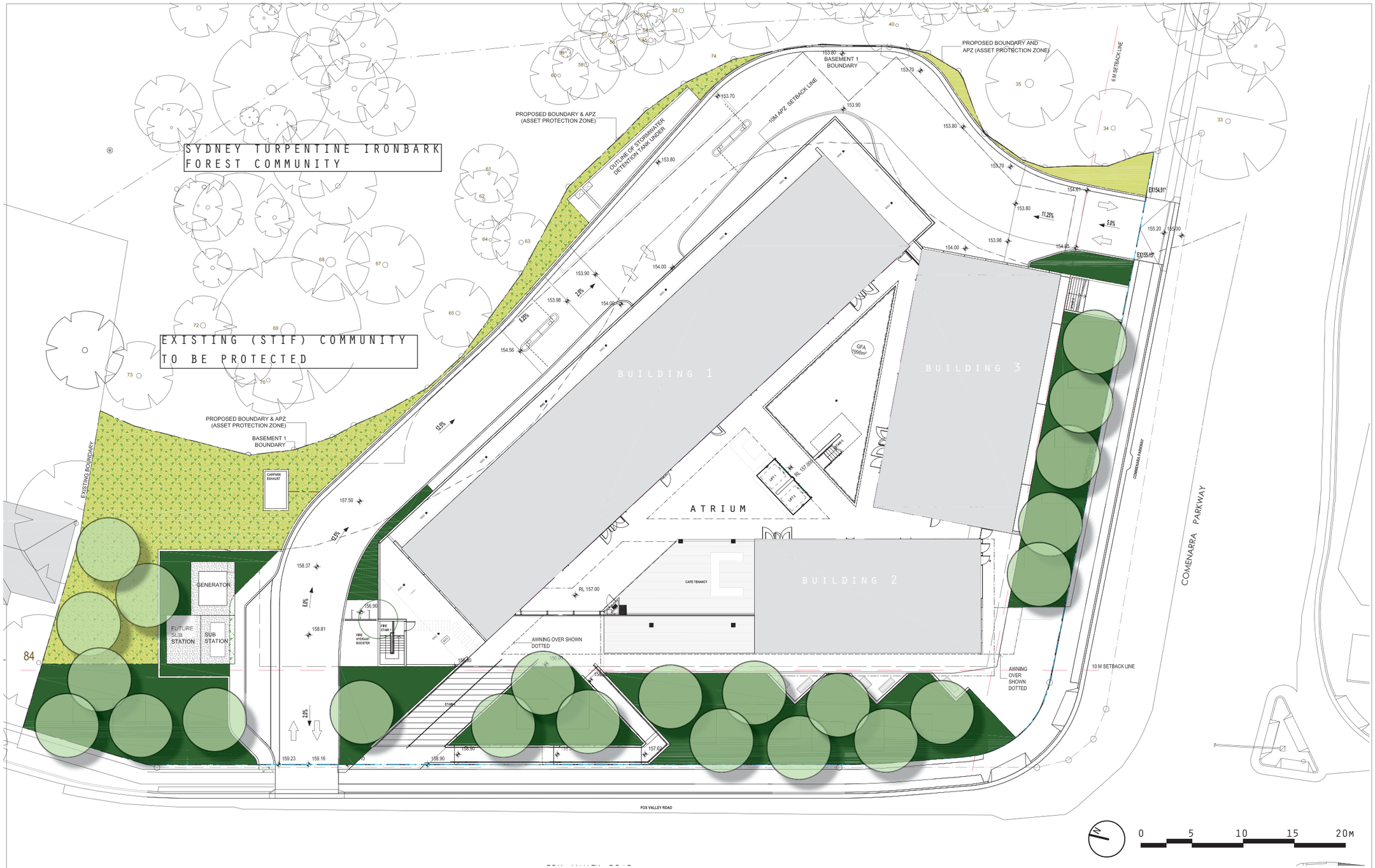
DA08



LEGEND

Indigenous / Low Water Tree Locations

Note: 100% of total number of trees proposed on site.

Indigenous / Low Water Planting Area

Grand Total = 485m²

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

Drought Tolerant Species Zone

Grand Total = 911m²

Note: 70% mix of low water use species.

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NATIVE / LOW WATER USE PLANTING DIAGRAM

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DA09