

A photograph of a dense forest with many trees that have smooth, reddish-brown bark. The ground is covered with green ferns and other vegetation. The lighting is soft, suggesting an overcast day.

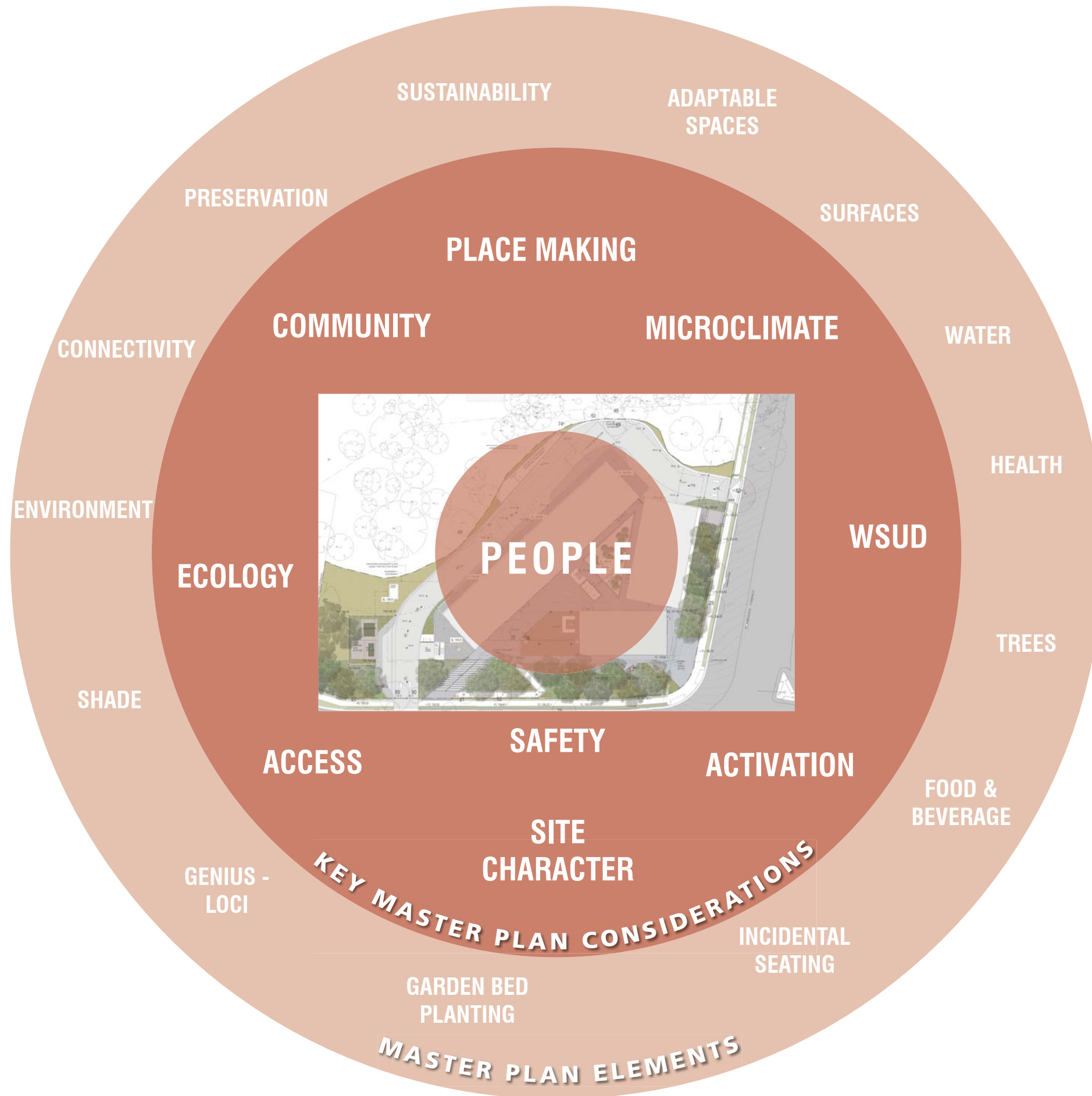
place  
design  
group.

**Development at 172 Fox Valley Way, Wahroonga**

**DEVELOPMENT APPLICATION**

PROJECT NO: MBM01  
JULY 2015  
ISSUE G





## 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 trees 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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CLIENT: SEVENTH DAY ADVENTIST CHURCH

ARCHITECT:  
MORRIS BRAY MARTIN OLLMANN

PROJECT:

# Development at 172 Fox Valley Way Wahroonga

## MASTER PLAN STRATEGY

JULY 2015

PROJECT NO: MBM01  
DWG NO. MBM01\_DA01  
SCALE: N/A

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
F	CA	Revised schedule	23.12.14
G	CA	Revised DA Issue	09.07.15

# DA02

CLIENT: SEVENTH DAY ADVENTIST CHURCH

ARCHITECT:  
MORRIS BRAY MARTIN OLLMANN

PROJECT:

# Development at 172 Fox Valley Way Wahroonga

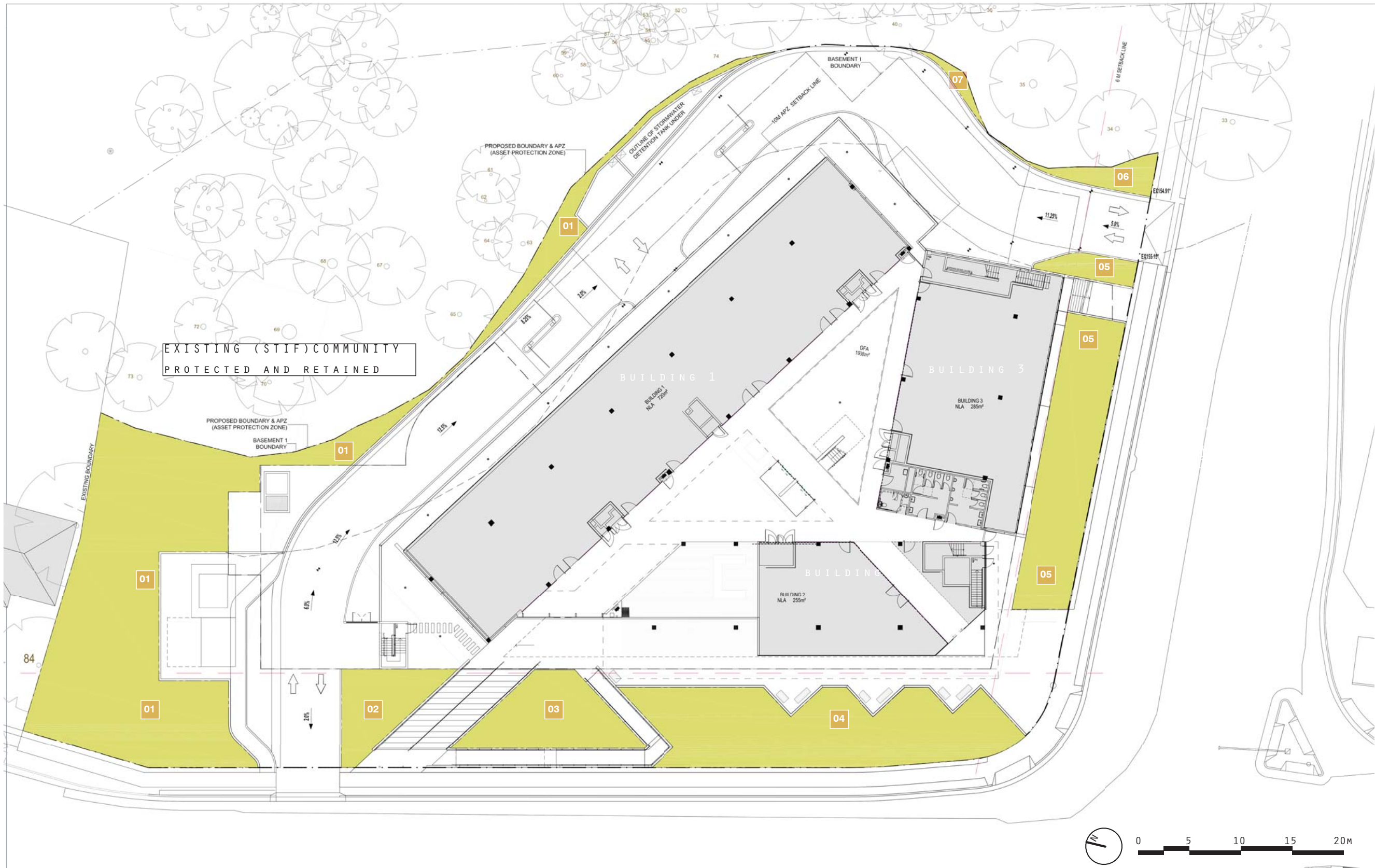
## DEEP SOIL PLANTING PLAN

JULY 2015

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
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
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F	CA	Revised schedule	23.12.14
G	CA	Revised DA Issue	09.07.15

DA03



### DEEP SOIL PLANTING REQUIREMENT 30%

SITE AREA = 6,020m<sup>2</sup>

### AVAILABLE AREA FOR DEEP SOIL PLANTING

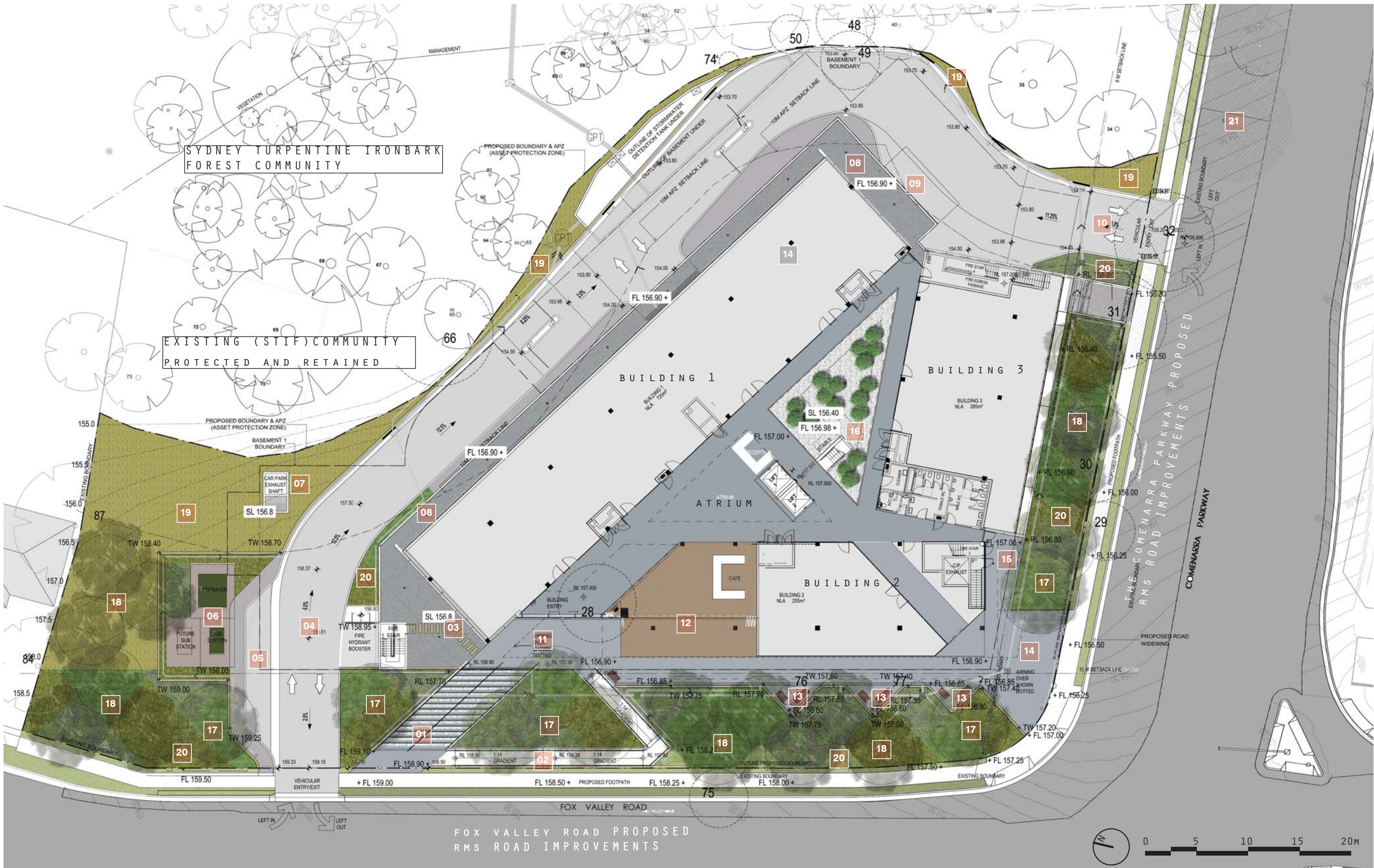
01/	571m <sup>2</sup>
02/	66m <sup>2</sup>
03/	97m <sup>2</sup>
04/	265m <sup>2</sup>
05/	184m <sup>2</sup>
06/	26m <sup>2</sup>
07/	8m <sup>2</sup>

TOTAL = 1,217m<sup>2</sup>  
= 20.3%

### EXISTING (STIF) COMMUNITY PROTECTED & RETAINED

TOTAL = 1052m<sup>2</sup>  
= 17.5%





CLIENT: SEVENTH DAY ADVENTIST CHURCH  
ARCHITECT:  
MORRIS BRAY MARTIN OLLMANN

PROJECT:

# Development at 172 Fox Valley Way Wahroonga

CONCEPT  
LANDSCAPE  
MASTER PLAN

JULY 2015

PROJECT NO: MBM01  
DWG NO. MBM01\_DA03  
SCALE: 1:200 @ A1 / 1:400 @ A3

## LEGEND

- |     |  |     |  |     |  |
|-----|--|-----|--|-----|--|
| 01/ | Entry stair with Stainless Steel bollards to boundary, wide landings and colour contrast nose paving | 08/ | Decorative pebble mulch to external maintenance path to Building 1   | 16/ | Atrium planting of bamboo sp. within decorative pebble mulch   |
| 02/ | Disabled access ramp to main entry   | 09/ | External loading dock  | 17/ | Feature tree planting at entry points - Angophora costata  |
| 03/ | Fire stair egress with stone steppers in decorative pebble mulch                                     | 10/ | Entry/egress driveway to loading dock and underground parking  | 18/ | Feature native trees to screen built form. Species selected from Sydney Turpentine Ironbark Forest Community |
| 04/ | Entry/egress driveway to underground parking   | 11/ | External pavement area leading into building atrium and cafe area  | 19/ | Native ground covers planted within APZ easement   |
| 05/ | Set down bay   | 12/ | Undercroft area with cafe / restaurant facilities  | 20/ | Mix of native and native cultivar species to building frontage   |
| 06/ | Substation and Generator location within mulch bed   | 13/ | Private breakout space with formal seating   | 21/ | Existing trees removed as part of the RMS road widening  |
| 07/ | Car park exhaust shaft within landscape  | 14/ | Increased entry / threshold to the corner of Fox Valley Rd and Comenarra Parkway to provide improved street activation |     | Existing site trees to be removed and identification number  |
|     |  | 15/ | External pavement to building fire egress & evacuation points  |     | Existing trees to be removed due to RMS road widening and identification number                              |

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E	CA	DA Issue to Council	15.10.14
F	CA	Revised schedule	23.12.14
G	CA	Revised DA Issue	09.07.15

DA04

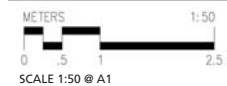




KEY PLAN



SECTION AA



SECTION BB

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ARCHITECT:  
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PROJECT:

# Development at 172 Fox Valley Way Wahroonga

SECTIONS A & B

JULY 2015

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
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
F	CA	Revised schedule	23.12.14
G	CA	Revised DA Issue	09.07.15

**DA05**



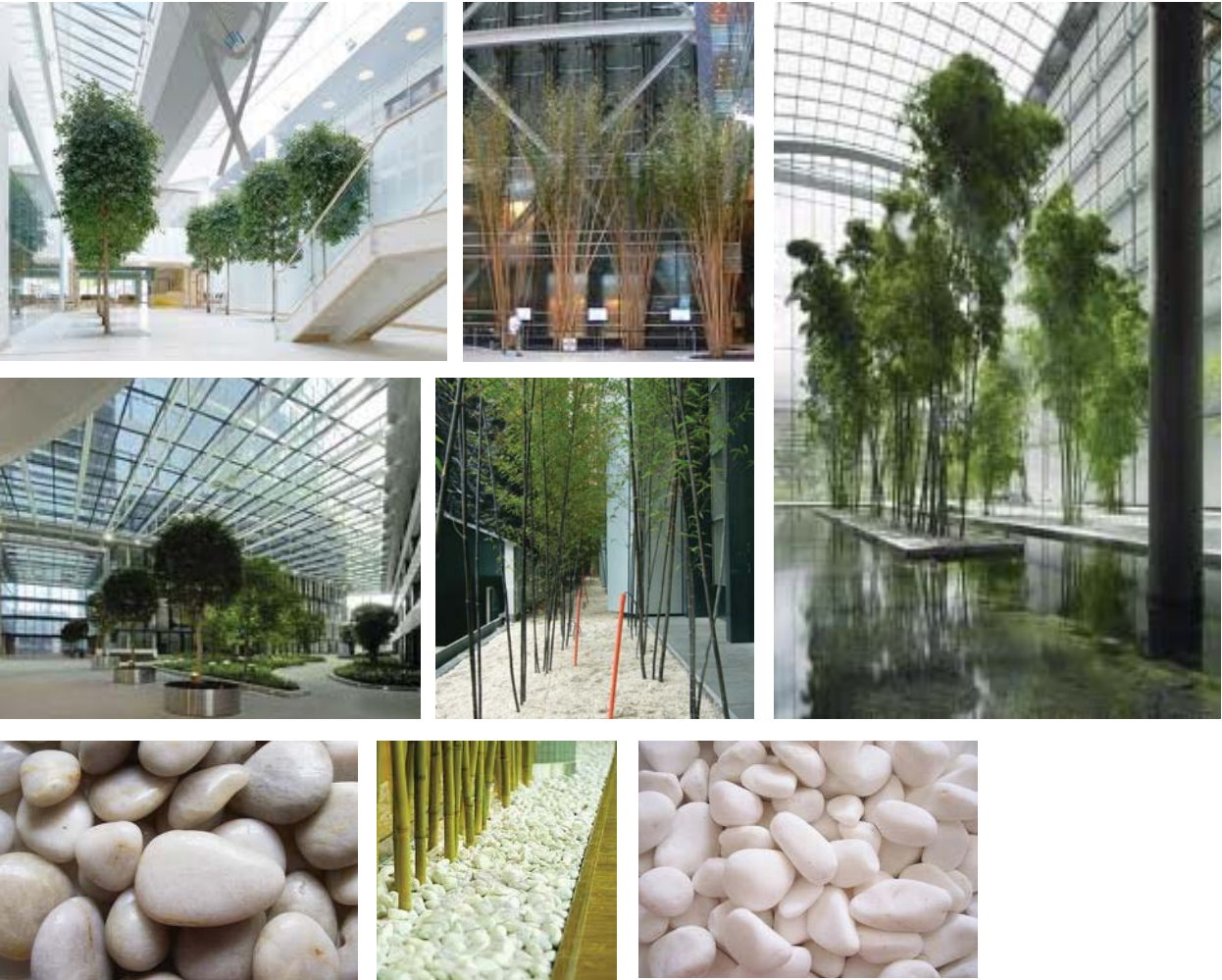
WALLS & RAMPS



EXTERNAL SURFACES



ATRIUM PLANTING



EXTERNAL PLANTING



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ARCHITECT: MORRIS BRAY MARTIN OLLMANN

PROJECT:

Development at  
172 Fox Valley Way  
Wahroonga

LANDSCAPE  
PRECEDENTS

JULY 2015

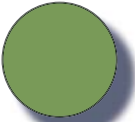
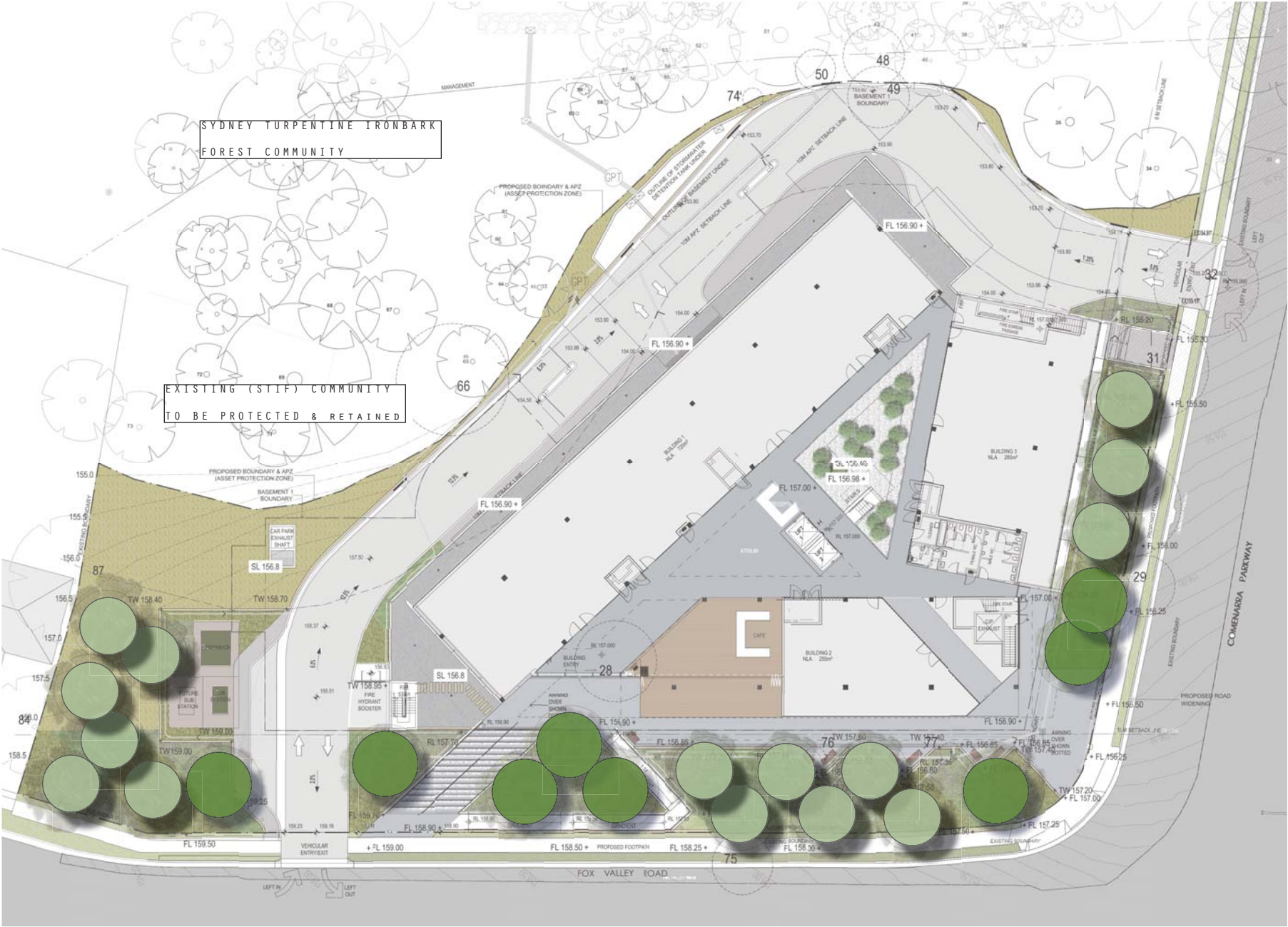
PROJECT NO: MBM01  
DWG NO. MBM01\_DA05  
SCALE: N/A

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
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F	CA	Revised schedule	23.12.14
G	CA	Revised DA Issue	09.07.15

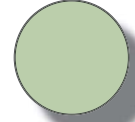
DA06



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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CLIENT: SEVENTH DAY ADVENTIST CHURCH

ARCHITECT:  
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PROJECT:

# Development at 172 Fox Valley Way Wahroonga

## TREE PRECEDENTS

JULY 2015

PROJECT NO: MBM01  
DWG NO./ISSUE: MBM01\_DA06  
SCALE: N/A

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
F	CA	Revised schedule	23.12.14
G	CA	Revised DA Issue	09.07.15

DA07



CLIENT: SEVENTH DAY ADVENTIST CHURCH

ARCHITECT:  
MORRIS BRAY MARTIN OLLMANN

PROJECT:

# Development at 172 Fox Valley Way Wahroonga

NATIVE / LOW  
WATER USE  
PLANTING DIAGRAM

JULY 2015

PROJECT NO: MBM01  
DWG NO. MBM01\_DA08  
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
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F	CA	Revised schedule	23.12.14
G	CA	Revised DA Issue	09.07.15

DA08

SYDNEY TURPENTINE IRONBARK  
FOREST COMMUNITY

EXISTING (STIF) COMMUNITY  
TO BE PROTECTED

PROPOSED BOUNDARY & APZ  
(ASSET PROTECTION ZONE)

BASEMENT 1  
BOUNDARY

PROPOSED BOUNDARY & APZ  
(ASSET PROTECTION ZONE)

BUILDING 1

BUILDING 1  
NLA 120m<sup>2</sup>

ATRIUM

BUILDING 2

BUILDING 2  
NLA 255m<sup>2</sup>

BUILDING 3

BUILDING 3  
NLA 285m<sup>2</sup>

GFA  
190m<sup>2</sup>

RMS ROAD IMPROVEMENTS



0 5 10 15 20M

## LEGEND



Indigenous / Low Water Tree Locations

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



Indigenous / Low Water Planting Area

Grand Total = 479m<sup>2</sup>

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



Drought Tolerant Species Zone

Grand Total = 883m<sup>2</sup>

Note: 70% mix of low water use species.





PLANTING SCHEDULE				
botanical name	common name	height	rate	size
TREES				
Angophora costata	Smooth-bark Apple	20m	as shown	200L
Corymbia gummifera	Red Bloodwood	20m	as shown	200L
Elaeocarpus reticulatus	Blueberry Ash	7m	as shown	200L
Eucalyptus acmenoides	White Mahogany	25m	as shown	100L
Eucalyptus paniculata	Grey Ironbark	25m	as shown	100L
Eucalyptus saligna	Sydney Blue Gum	25m	as shown	200L
Syncarpia glomulifera	Turpentine	25m	as shown	200L

SHRUBS				
Acmena smithii ‘Hedgemaster’	Lilly Pilly	3-4m	3m²	5L
Banksia ericifolia	Heath Leaved Banksia	2-3m	3m²	5L
Banksia serrata	Old Man Banksia	4-8m	3m²	5L
Callistemon Spp.	Bottlebrush	2m	3m²	5L
Dodonaea triquetra	Common Hop Bush	3m	3m²	5L
Grevillea Spp.	Grevillea	2-4m	3m²	5L
Kunzea ambigua	Tick Bush	3m	3m²	5L
Syzygium paniculatum ‘Aussie Boomer’	Lilly Pilly	2m	3m²	5L
Westringia ‘Aussie Box’	Coastal Rosemary	1m	3m²	5L

GROUNDCOVERS / GRASSES / CLIMBERS				
Anigozanthos ‘Gold /Red Velvet’	Kangaroo Paw	0.6m	4-6m²	150mm
Cerastium tomentosum	Snow in summer	0.5m	4-6m²	150mm
Dianella ‘Revelation’	Paroo Lily	0.5m	4-6m²	150mm
Dianella ‘Silver Streak’	Paroo Lily	0.7m	4-6m²	150mm
Dietes grandiflora	Wild Iris	0.6m	5-7m²	75mm
Hardenbergia violacea ‘Meema’	False Sarsaparilla	Varies	4-6m²	75mm
Liriope muscari ‘Evergreen Giant’	Turf Lily	0.7m	4-6m²	150mm
Lomandra hystrix ‘Tropicbelle’	Mat Rush	0.7m	5-7m²	75mm
Lomandra longifolia ‘Tanika’	Mat Rush	0.7m	5-7m²	75mm
Myoporum parvifolium	Creeping Boobialla	0.5m	4-6m²	150mm
Pennisetum alopecuroides ‘Nafray’	Fountain grass	1m	5-7m²	75mm
Poa labillardieri ‘Eskdale’	Tussock grass	0.7m	4-6m²	150mm
Poa poiformis ‘Kingsdale’	Tussock grass	0.7m	4-6m²	150mm
Scaevola aemula	Purple Fan Flower	0.6m	4-6m²	150mm
Trachelospermum jasminoides	Star Jasmine	0.5m	4-6m²	150mm

NATIVE GROUNDCOVERS / GRASSES / PLANTED TO APZ EASEMENT				
Anigozanthos ‘Bush Gem’	Kangaroo Paw	0.6m	4-6m²	150mm
Clemantis aristata	Old Man’s beard	Varies	4-6m²	150mm
Dianella caerulea	Flax Lily	0.6m	5-7m²	75mm
Dianella revoluta	Flax Lily	0.6m	5-7m²	75mm
Hardenbergia violacea	False Sarsaparilla	Varies	5-7m²	75mm
Kennedia rubicunda	Dusky Coral Pea	Varies	4-6m²	150mm
Lomandra longifolia	Mat Rush	0.8m	5-7m²	75mm
Microlaena stipoides	Weeping Meadow Grass	0.6m	5-7m²	75mm
Themeda australis	Kangaroo Grass	0.8m	5-7m²	75mm

ATRIUM BAMBOO				
Bambusa lako	Timor Black	6m	as shown	35L
Bambusa textillis ‘Gracilis’	Slender Weaver	6m	as shown	35L
Phyllostachys nigra	Black Bamboo	7m	as shown	35L

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 tomentosum Snow in Summer	Dianella ‘Silver Streak’ Paroo Lily	Dietes grandiflora Wild Iris	Hardenbergia violacea ‘Meema’ False Sarsaparilla
			
Liriope muscari ‘Evergreen Giant’ Lily Turf	Lomandra ‘Tanika’ Mat Rush	Pennisetum alopecuroides ‘Nafray’	Poa labilliardieri ‘Eskdale’ Tussock Grass

GROUND COVERS / GRASSES / CLIMBERS		BAMBOO	
			
Clemantis aristata Old Mans's Beard	Dianella caerulea Flax Lily	Kennedia rubicunda Dusky Coral Pea	Bambusa lako Timor Black
			
Lomandra longifolia Mat Rush	Microlaena stipoides Weeping Meadow Grass	Themeda australis Kangaroo Grass	Phyllostachys nigra Black Bamboo

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ARCHITECT:		MORRIS BRAY MARTIN OLLMANN

PROJECT:

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Wahroonga

PLANTING PRECEDENTS

JULY 2015

PROJECT NO: MBM01  
DWG NO. MBM01\_DA07  
SCALE: N/A

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DA09