

71 FIG HILL LANE, DUNMORE

LANDSCAPE ARCHITECTURAL DEVELOPMENT APPLICATION

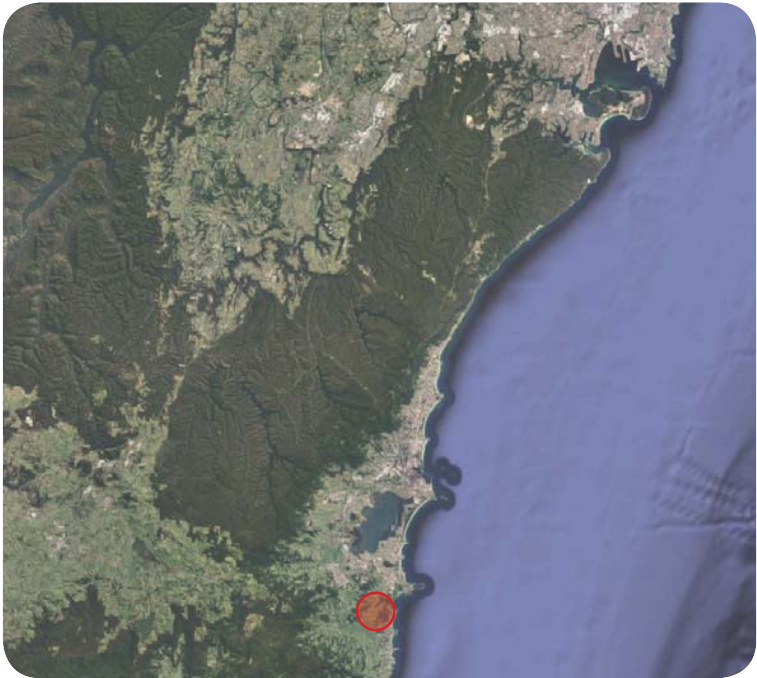
Issue: E

Date: 01.10.2020

FOR:
CONTRACT PROPERTIES PTY. LTD.



LOCATION & CONTEXT



GREATER CONTEXT



LOCAL CONTEXT

71 Fig Hill Lane is located in Dunmore, a rural suburb within the City of Shellharbour. The site is a 25 min drive from Wollongong and a 10 min drive to the township of Kiama. The site is around 3km from the coast.

The site is to be re-developed as an eco-resort. The design will include a swimming pool area with extensive views, a nature walk with amenities, a sunken courtyard which will open up to a gym and a rooftop bar.

Currently, the property has a large dilapidated building which is immediately surrounded by cleared land.



71 FIG HILL LANE DEVELOPMENT SITE

The building sits atop a slope which leads down to Minnamurra River. There are a variety of vegetation communities within the property boundary. These include extensive mangrove ecosystems in the direct as well as Illawarra–Shoalhaven Subtropical Rainforest (which is degraded in parts), Swamp Oak Floodplain Forest and Saltmarsh.

Other conditions of the site include coastal and wind exposure, due to the sites elevation, these are to be taken into consideration when designing and selecting plant species.

The elevation of the site also provides sweeping vistas of surrounding areas and the ocean, which will be retained and highlighted through the landscape design process .

- NOTES**
- 1. Exotic grasslands to removed and revegetated with endemic species.
 - 2. Bushfire Asset Protection Zone (APZ) to be established between building and bushland

LEGEND

- Property boundary
- Extent of works
- A Exotic grasslands
- B Dry subtropical rainforest (some parts are degraded)
- C Swamp oak floodplain forest
- D Salt marsh
- E Mangroves
- F Littoral forest

Reference: 'Vegetation Mapping' by Cumberland Ecology

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PROJECT
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DRAWING
LOCATION & CONTEXT

DRAWING No.	ISSUE	DRAWN	DATE
DA-1919-01	E	GH	01.10.2020

1

REFER TO SHEET DA-1919-03

2

REFER TO SHEET DA-1919-05

REFER TO SHEET DA-1919-01

REFER TO SHEET DA-1919-04

3

REFER TO SHEET DA-1919-06

The image is an aerial site plan of a park. It features several distinct zones outlined with red dashed lines. Zone 1 is a parking area with several cars parked. Zone 2 is a landscaped area with trees and a small building. Zone 3 is a large, open grassy area. Other zones include a playground area with a blue pool, a sports field, and a walking path. The plan also shows existing trees, a road, and a body of water. Various labels and references are scattered throughout the plan, including 'REFER TO SHEET DA-1919-03', 'REFER TO SHEET DA-1919-05', 'REFER TO SHEET DA-1919-01', 'REFER TO SHEET DA-1919-04', and 'REFER TO SHEET DA-1919-06'. A blue dashed line runs along the bottom edge of the plan.

1. Potential to develop existing driveway to create an entrance experience to the eco-resort
2. Proposed location for kitchen garden supplied with common and native fruits and vegetables that can be used by restaurant
3. Approximate area on site required for effluent management (2950m²)

Legend:

- Site boundary
- Existing trees to be retained
- Proposed trees
- Elevation levels



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DRAWING No.	ISSUE	DRAWN	DATE
DA-1919-02	E	GH	01.10.2020



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CARPARK/ENTRY AREAS



NOTES

- 1. Endemic planting
- 2. Shade tree to shelter cars and reduce overall heat
- 3. Direct surface stormwater runoff to Water Sensitive Urban Design (WSUD) rain garden planting with simple overflow system
- 4. Large fig trees will be planted in context with the remaining mature specimens on site to provide succession planting

INFORMATION:

The planting scheme for this carpark was obtained through selecting endemic species of the Illawarra-Shoalhaven Subtropical Rainforest, and from council lists. All species have low water requirements once established.

Additionally the selected tree species will provide shade throughout the carpark, reducing the overall heat of the area and creating a comfortable environment for the cars.

Stormwater will be directed into WSUD areas, which will prevent any runoff making its way into nearby ecosystems. Planting in the WSUD area will trap and filter water into the ground, allowing it to be used by nearby vegetation.

LEGEND

- - - Site boundary
- Existing trees to be retained
- Proposed trees
- +XX.XX Elevation levels

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DRAWING
CARPARK/ENTRY PLAN

DRAWING No. **DA-1919-03** ISSUE **E** DRAWN **GH** DATE **01.10.2020**

0 1.5 7.5m
Scale 1:150@A1
1:300@A3

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Native vegetation planted throughout carpark



Large trees provide shade to parked cars

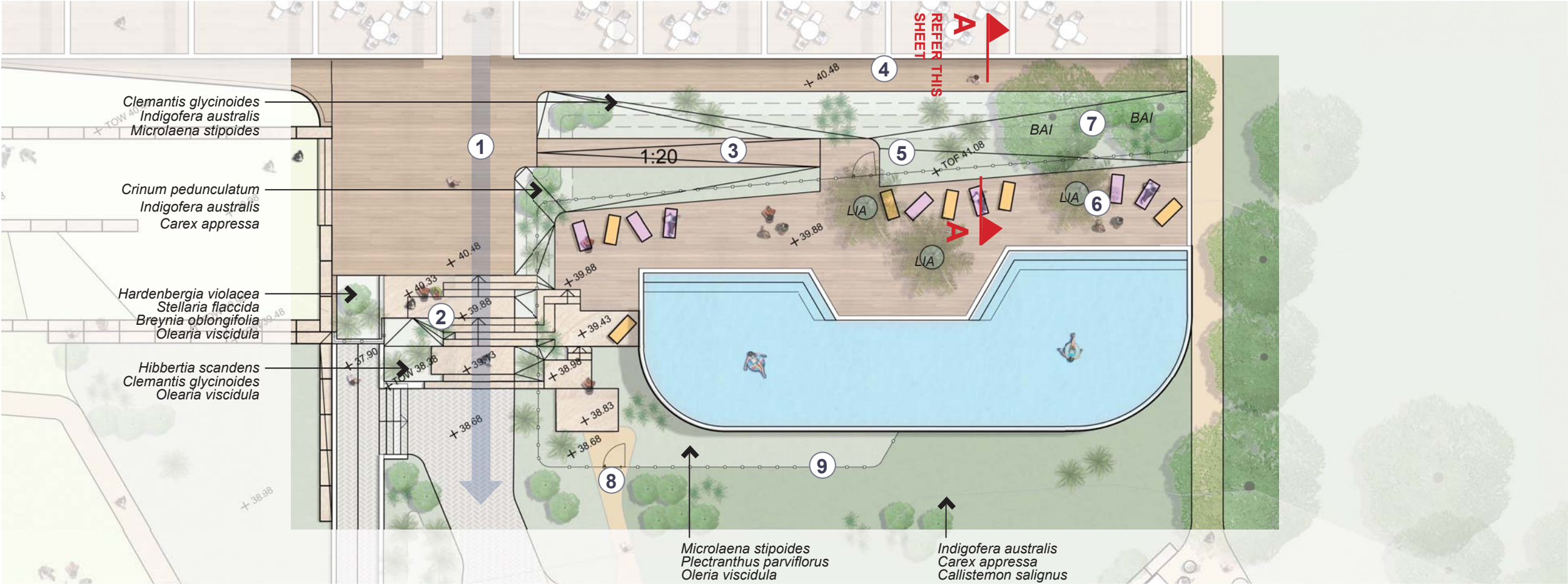


WSUD swales to collect and filter stormwater runoff



One of the Ficus to be retained

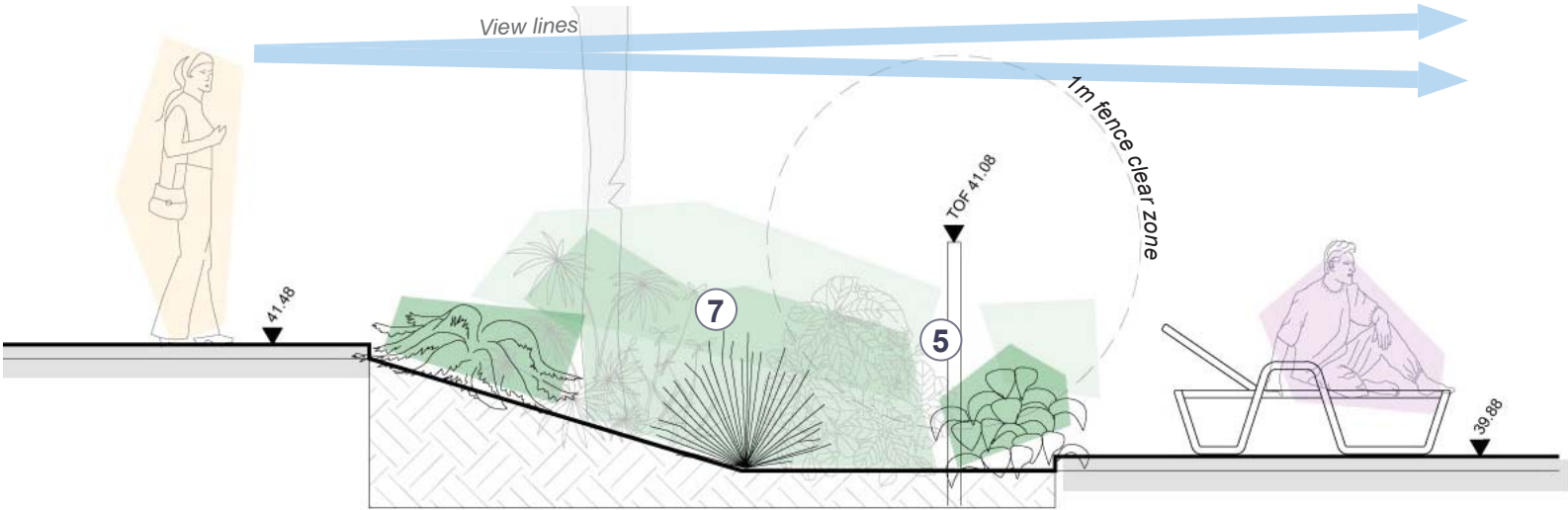
POOL AREA



NOTES

1. Main central access deck and view line through building
2. Integrated sandstone stair and garden to access walks and cabins
3. Equal access ramp to pool areas
4. Semi covered breakout space for dining area
5. 1.2m Palisade pool fence sitting on lower level and to be strategically obscured by low native planting
6. Allow native specimen planting from pool side timber deck
7. Arrange selected native tree specimens to allow some sanctuary to pool areas while framing views from main building
8. Lower pool access to passive recreational garden areas
9. Pool fence obscured in native heath planting below pool view line.

Section A-A Scale 1.40 @ A3



LEGEND

- Site boundary
- Existing trees to be retained
- Proposed trees
- +XX.XX Elevation levels

Precedent Images



Infinity pool with vistas



Moveable sun lounges



Decking pool surrounds



Palisade fence



Integrated planting into stairs



Selected planting to hide fence



Seating/sunbathing platforms

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DRAWING
POOL PLAN

DRAWING No. **DA-1919-04** ISSUE **E** DRAWN **GH** DATE **01.10.2020**

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Scale 0 1 5m
1:100@A1
1:200@A3

A detailed site plan of a garden area. The plan shows several numbered garden beds (1-7) and two main planting areas labeled SYA and BAM. SYA is located on the left side, and BAM is a large central area. Various plants are listed next to their respective locations. A red arrow points to a specific location with the text "REFER THIS SHEET".

- SYA - Syzygium australe**
- Adiantum aethiopicum**
- Aphanopetalum resinosum**
- Asplenium australasicum**
- Blechnum patersonii**
- Clemantis aristata**
- Clemantis glycinoides**
- Cissus antarctica**
- Lastreopsis decomposita**
- Pteris umbrosa**
- Pyrrosia rupestris**
- BAM - Backhousia myrtifolia**
- Aneilema biflorum**
- Asplenium australasicum**
- Clemantis aristata**
- Hibbertia scandens**
- Pteris umbrosa**
- Telopea speciosissima**

Asplenium australasicum
Pandorea pandorana
Telopea speciosissima
Legnephora moorei

1. Flowering native vine to steel cables on all wall faces
2. Multiple small group casual seating areas
3. Native feature trees to create shade canopy and emerge from lower courtyard area
4. Combine large sandstone blocks and corten steel edging to raise soil to allow generous soil volumes in island planting over existing slab and incidental seating edges
5. Dedicated table seating incorporated to timber capped sandstone edging blocks
6. Allow paved function space adjacent to gym area
7. Simple full height water wall as viewed to rear of courtyard space. Allow solar pump.

Diagram illustrating a site plan with the following elements:

- Site boundary:** Indicated by a dashed red line.
- Existing trees to be retained:** Represented by a solid green circle.
- Proposed trees:** Represented by a textured green circle with the label "XX" inside.
- Elevation levels:** Indicated by the label "+XX.XX" at the bottom left.



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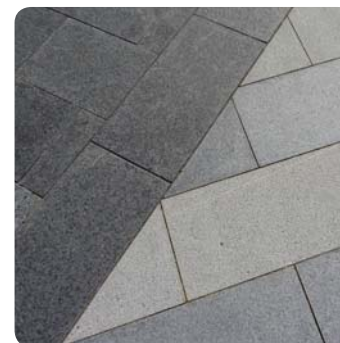
Vines growing to steel cables



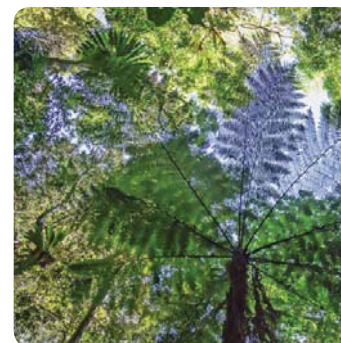
Concrete seating



Sandstone walls and seating



Two-toned paving



Vertically layered vegetation



Corten steel retaining edge



Water wall feature

NATURE WALK



NOTES

- 1. Use large high quality 1500 x 500 x 500mm sandstone blocks bedded to ground as retaining edge
- 2. Use sandstone finger stairs to integrate planting and level change to circuit nature walk
- 3. Incorporate outdoor exercise stations to small garden seating areas
- 4. Reduce lawn areas to a series of island sun spaces among restored native heath planting
- 5. Sub grade access to gym and gym courtyard
- 6. Permeable ground of crushed recycled aggregates to recreational areas
- 7. Dense low to medium endemic planting creating sanctuary to seating areas and defining path access. Option of hardstand to primary access paths only
- 8. Main lawn and potential outdoor function space
- 9. Access to dedicated nature trails beyond main path system
- 10. Large fig trees will be planted in context with the remaining mature specimens on site to provide succession planting

LEGEND

- - - Site boundary
- Existing trees to be retained
- Proposed trees
- +xx.xx Elevation levels

Precedent Images



Crushed aggregate paths



Access to dedicated nature trails



Outdoor exercise stations



Sandstone with timber seating



Edible endemic plant species



Lawns surrounded by native bush



Ficus trees to provide shade and atmosphere

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DRAWING
NATURE WALK

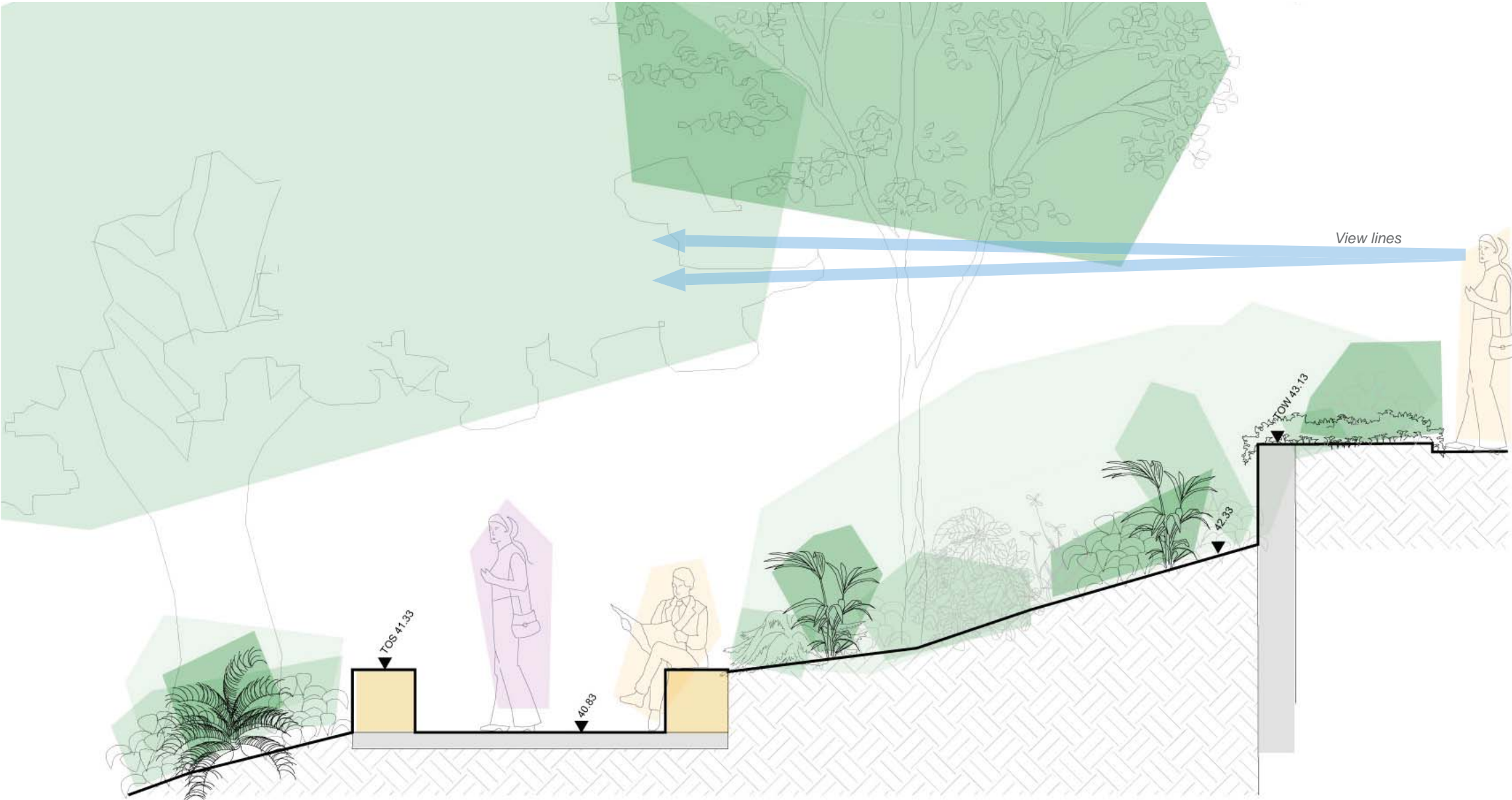
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DA-1919-06	E	GH	01.10.2020

Scale: 1:200@A1, 1:400@A3

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NATURE WALK SECTION
Section D-D Scale 1.40 @ A3 - From Sheet DA-1919-07



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DRAWING
NATURE WALK SECTION

DRAWING No.	ISSUE	DRAWN	DATE
DA-1919-07	E	GH	01.10.2020

Scale 0 2 10m
1:200@A1
1:400@A3

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PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME
	CARPARK	
	Shrubs & Groundcovers	
	<i>Hardenbergia violacea</i>	Purple Coral Pea
	<i>Hibbertia scandens</i>	Guinea Flower
	<i>Olearia viscidula</i>	Sticky Daisy Bush
	<i>Prostanthera incisa</i>	Cut-leaved Mint Bush
	<i>Telopea speciosissima</i>	NSW Waratah
	Trees	
ACM	<i>Acacia maidenii</i>	Maiden's Wattle
ACO	<i>Acronychia oblongifolia</i>	White Aspen
EUQ	<i>Eucalyptus quadrangulata</i>	White-topped Box
FIM	<i>Ficus macrophylla</i>	Morton Bay Fig
GUS	<i>Guioa semiglauc</i>	Wild Quince
	GREEN ROOF	
	Shrubs and Groundcovers	
	<i>Carpobrotus glaucescens</i>	Pig Face
	<i>Dianella caerulea</i>	Blue Flax Lily
	<i>Grevillea 'Gold Cluster'</i>	Gold Cluster
	<i>Grevillea 'Royal Rambler'</i>	Royal Rambler
	<i>Hibbertia scandens</i>	Climbing Guinea Flower
	<i>Kennedia rubicunda</i>	Coral Pea
	<i>Lomandra 'Tanika'</i>	Tanika
	<i>Myoporum parvifolium</i>	Creeping Boobialla
	<i>Plectranthus parviflorus</i>	Little Spurflower
	<i>Rhagodia spinescens</i>	Aussie Flat Bush
	<i>Scaevola humilis</i>	Purple Fusion
	<i>Westringia 'Low Horizon'</i>	Low Horizon

CODE	BOTANICAL NAME	COMMON NAME
	NATURE WALK	
	Shrubs & Groundcovers	
	<i>Abutilon oxycarpum</i>	Straggly Lantern-bush
	<i>Acmena smithii</i>	Common Lilly Pilly
	<i>Asplenium australasicum</i>	Bird's Nest Fern
	<i>Breynia oblongifolia</i>	Coffee Bush
	<i>Callistemon salignus</i>	White Bottlebrush
	<i>Carex appressa</i>	Tall Sedge
	<i>Crinum pedunculatum</i>	Swamp Lily
	<i>Doryphora sassafras</i>	Sassafras
	<i>Eupomatia laurina</i>	Native Guava
	<i>Geitonoplesium cymosum</i>	Scrambling Lily
	<i>Hibiscus heterophyllus</i>	Native Rosella
	<i>Legnephora moorei</i>	Round-Leaf Vine
	<i>Microlaena stipoides</i>	Weeping Grass
	<i>Pandorea pandorana</i>	Wonga Wonga Vine
	<i>Parsonsia straminea</i>	Common Silkpod
	<i>Pittosporum revolutum</i>	Yellow Pittosporum
	<i>Plectranthus parviflorus</i>	Little Spurflower
	<i>Pseuderanthemum variabile</i>	Pastel Flower
	<i>Stellaria flaccida</i>	Forest Starwart
	Trees	
BIA	<i>Banksia integrifolia</i>	Coast Banksia
CAS	<i>Callicoma serratifolia</i>	Black Wattle
CASA	<i>Callistemon salignus</i>	White Bottlebrush
LIA	<i>Livistona australis</i>	Cabbage-Tree Palm
STS	<i>Stenocarpus salignus</i>	Scrub Beefwood

CODE	BOTANICAL NAME	COMMON NAME
	REGENERATION AREA	
	Shrubs & Groundcovers	
	<i>Cissus hypoglauca</i>	Water Vine
	<i>Geitonoplesium cymosum</i>	Scrambling Lily
	<i>Pellaea falcata</i>	Sickle Fern
	<i>Pittosporum multiflorum</i>	Orange Thorn
	<i>Stephania japonica</i>	Snake Vine
	Trees	
ALE	<i>Alphitonia excelsa</i>	Red Ash
CEA	<i>Ceratopetalum apetalum</i>	Coachwood Tree
CIM	<i>Citronella moorei</i>	Churnwood
DIA	<i>Diospyros australis</i>	Black Plum
EUT	<i>Eucalyptus tereticornis</i>	Forest Red Gum
GLF	<i>Glochidion ferdinandi</i>	Cheese Tree
MEA	<i>Melodinus australis</i>	Southern Melodinus
MYH	<i>Myrsine howittiana</i>	Brush muttonwood
PLA	<i>Planchonella australis</i>	Black Apple
POE	<i>Podocarpus elatus</i>	Daalgaal

CODE	BOTANICAL NAME	COMMON NAME
	GYM COURTYARD	
	Shrubs & Groundcovers	
	<i>Adiantum aethiopicum</i>	Common Maidenhair Fern
	<i>Aneilema biflorum</i>	Two-flowered Aneilema
	<i>Aphanopetalum resinosum</i>	Gum Vine
	<i>Asplenium australasicum</i>	Birds Nest Fern
	<i>Blechnum patersonii</i>	Strap Water-Fern
	<i>Clematis aristata</i>	Australian Clematis
	<i>Clematis glycinoides</i>	Headache Vine
	<i>Cissus Antarctica</i>	Kangaroo Vine
	<i>Lastreopsis decomposita</i>	Trim Shield Fern
	<i>Pteris umbrosa</i>	Jungle Brake Fern
	<i>Pyrrosia rupestris</i>	Rock Felt Fern
	Trees	
BAM	<i>Backhousia myrtifolia</i>	Grey myrtle
SYA	<i>Syzygium australe</i>	Creek Lilly-Pilly

INDICATIVE SELECTION FROM PLANTING SCHEDULE



Hardenbergia violacea



Crinum pedunculatum



Carex appressa



Hibiscus heterophyllus



Plectranthus parviflorus



Eupomatia laurina



Pittosporum multiflorum



Hibbertia scandens



Indigofera australis



Livistona australis



Adiantum aethiopicum



Ficus macrophylla



Prostanthera incisa



Aphanopetalum resinosum



Clematis glycinoides



Microlaena stipoides



Legnephora moorei



Stenocarpus salignus



Blechnum patersonii



Doryphora sassafras



Kennedia rubicunda

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DRAWING

PLANT SCHEDULE & PALETTE

DRAWING No.

DA-1919-08

ISSUE

E

DRAWN

GH

DATE

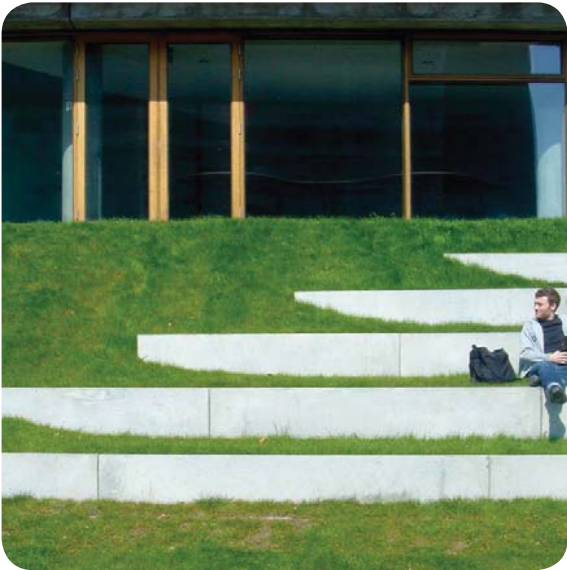
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INDICATIVE SELECTION OF MATERIALS & FINISHES



Tiered turf seating area



Extensive green roof



Productive kitchen garden



Sun lawns within bush land



Native planted carpark



Bush walking tracks



Secluded seating areas throughout site



Crushed aggregate walking paths



Palisade with permeable visibility



Infinity pool with view



Outdoor exercise areas



Planting integrated into staircase



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DRAWING
PRECEDENT IMAGES

DRAWING No.	ISSUE	DRAWN	DATE
DA-1919-09	E	GH	01.10.2020