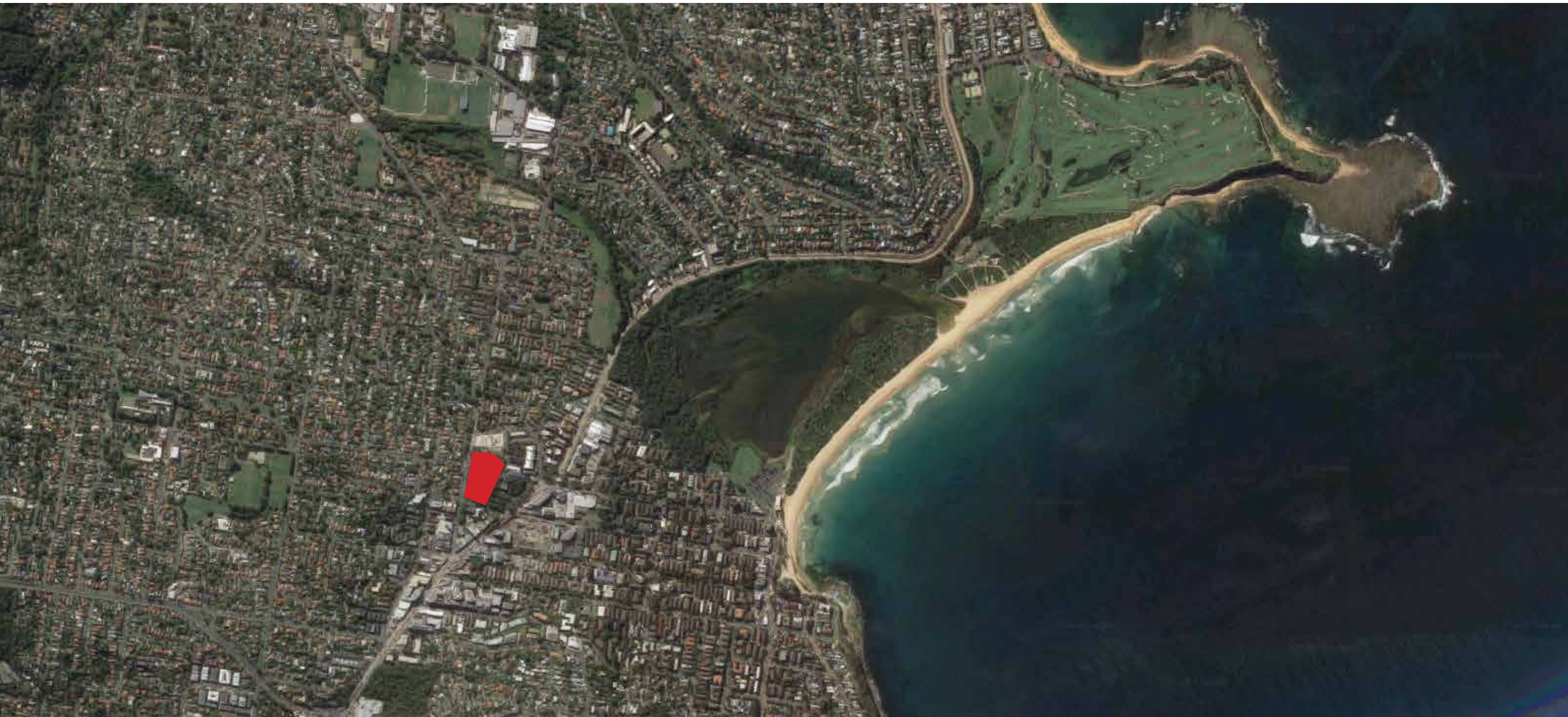


FISHER ROAD - DEE WHY DEVELOPMENT APPLICATION



Fisher Road Dee Why Development Application

Prepared for

ROSE Group

By

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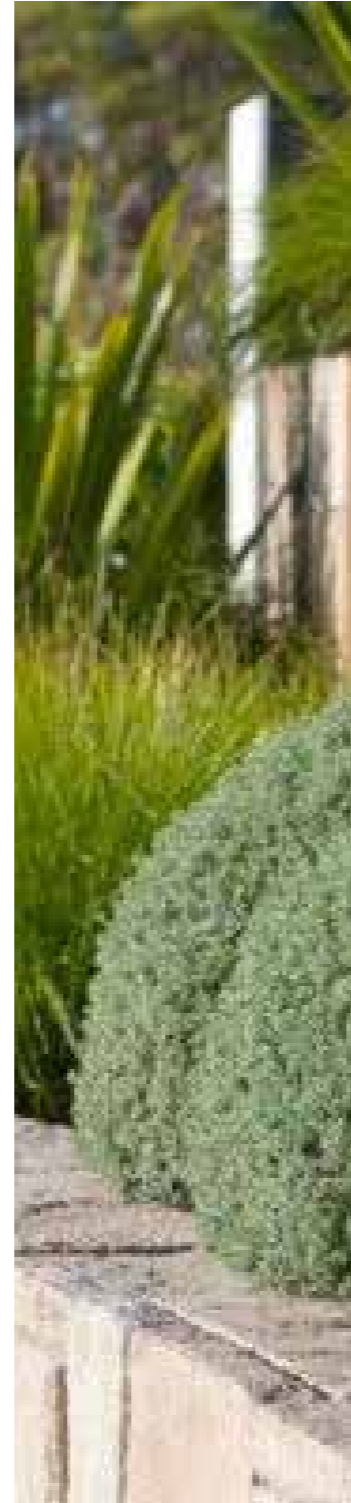
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Document Control

Revision	Date	Revision Details	Author	Approved
A	7/08/18	Draft for Review	EL	DM
B	28/08/18	Final Issue for DA	TC	DM
C	30/08/18	Final Issue for DA	TC	DM



DESIGN STATEMENT



The design vision for the 23 Fisher Road residential development is to create a high quality landscape that celebrates the existing character of the site while serving the needs of the residents. The landscape proposal has been designed to complement the architecture of the development while providing environmental amenity, recognising the close proximity of the coast and the remnant native bushland on site. The material and planting palettes chosen will embrace the new architecture, the sites naturalistic character and historical significance while also being sympathetic to the surrounding landscape.

The site lends itself to a variety of character types which have been identified to inform the design. Each character type zone responds to the site specific circumstances to provide a variety of landscape experience across the site. While each character type is unique, materials, planting and design language is consistent to ensure a unified design.

CURRENT SITE CHARACTER



THE SITE IDENTITY



COASTAL



NATIVE BUSHLAND



HERITAGE

KEY PRINCIPLES



PLAY AND DISCOVER



COMMUNITY



GATHERING



EXERCISE



RELAX



INCLUSIVE AND ACCESS

DESIGN OPPORTUNITIES



STRONG TOPOGRAPHY



USING THE EXISTING CONTOURS



SANDSTONE FEATURES

PRECEDENTS



BARANGAROO



BALLAST POINT - BALMAIN



BALLS HEAD RESERVE



FIONA STANLEY HOSPITAL



ROOKE RESERVE- MELBOURNE



SYDNEY PARK

MATERIALS AND CHARACTER



CRANKING PATHS



MEANDERING STEPS



INFORMAL PATHS



SANDSTONE RETAINING WALLS

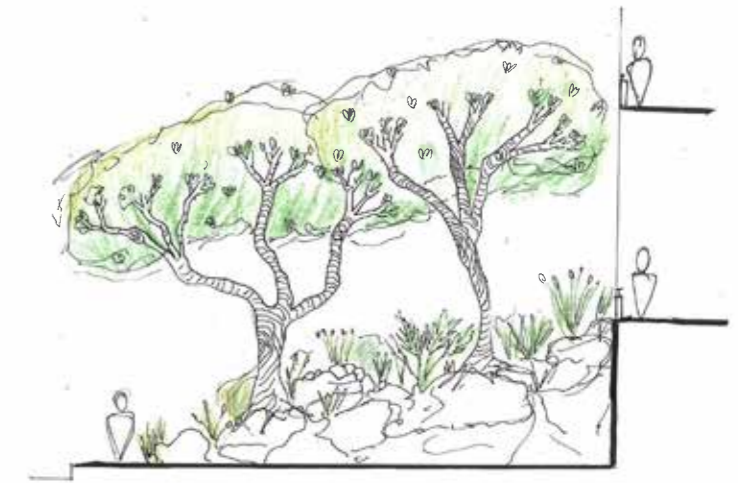


NATIVE PLANTING AND MATERIALS

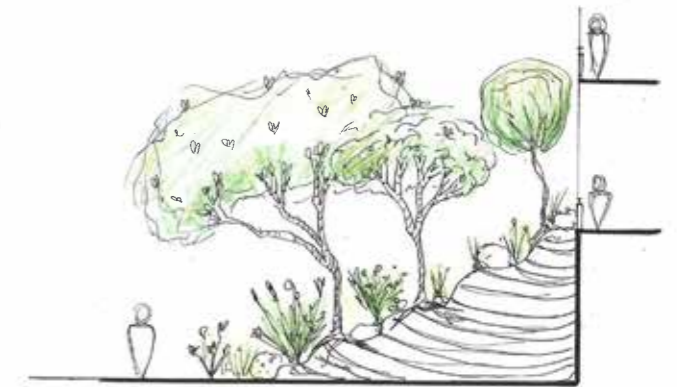


GREEN WALL

CHARACTER TYPES



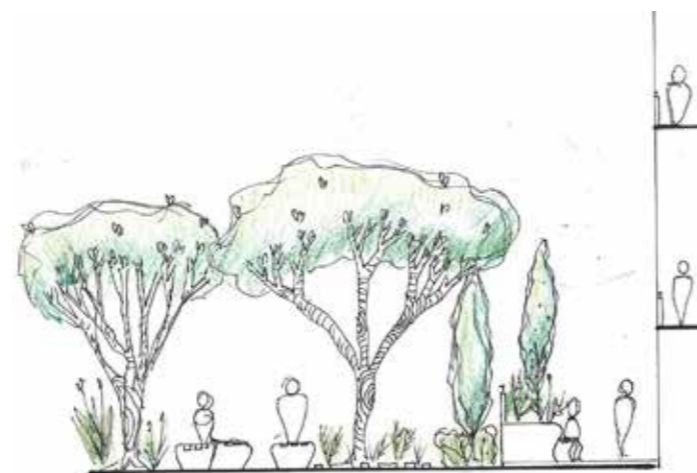
NATIVE BUSHLAND - NATURAL



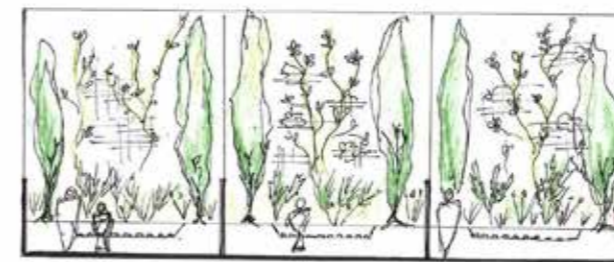
NATIVE BUSHLAND - MOUNDING



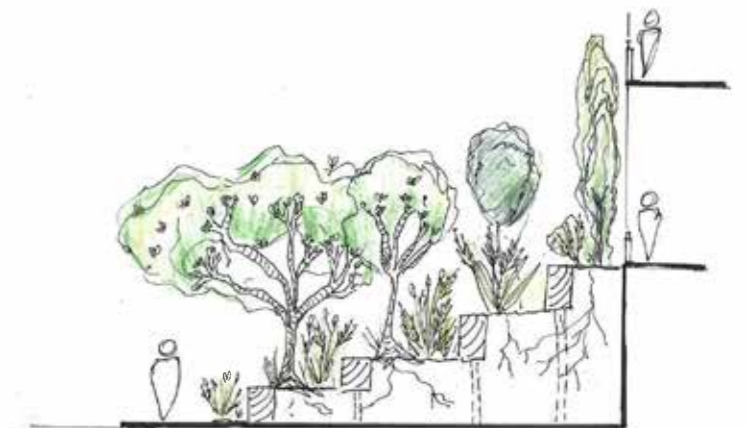
HERITAGE



COMMUNITY PARKLAND

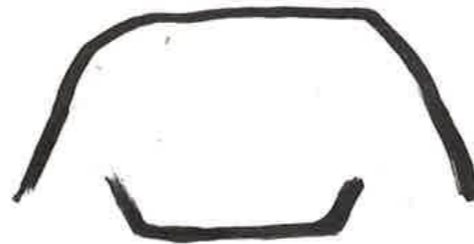
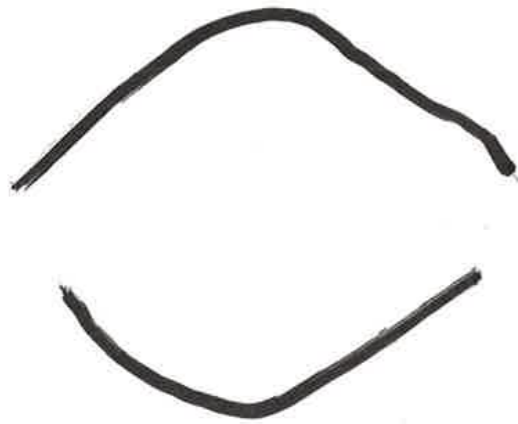
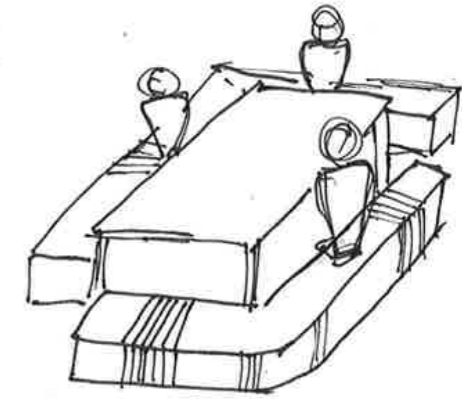
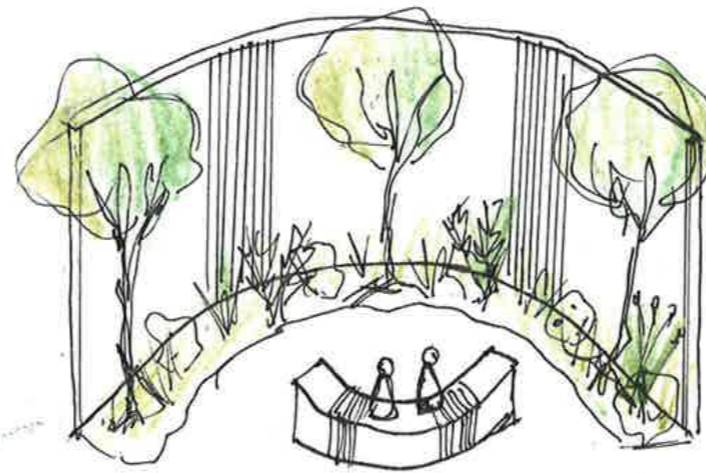
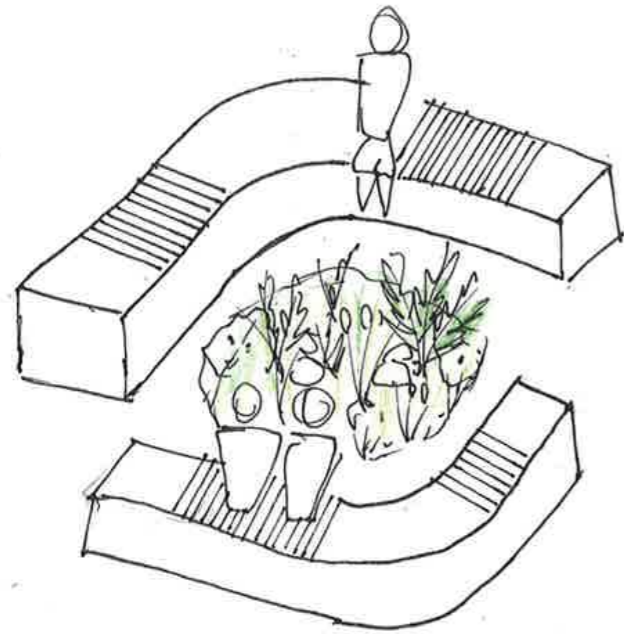


SANDSTONE RAINFOREST GULLY



SANDSTONE TERRACES

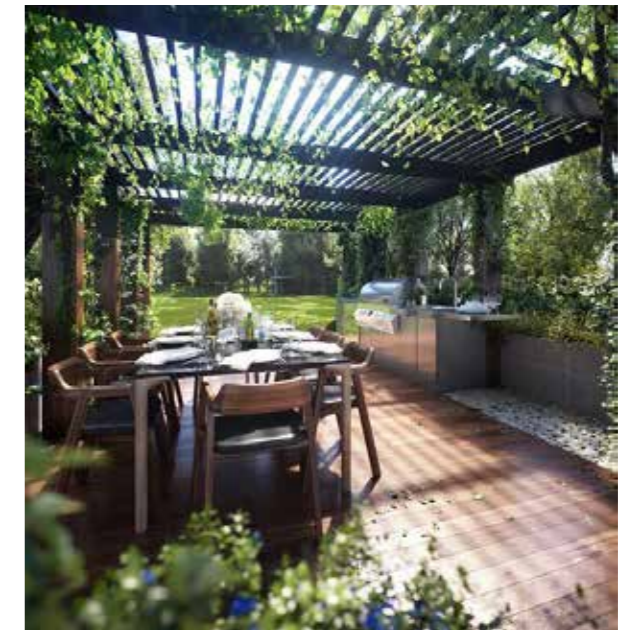
PAUSE POINTS



REST



CONTEMPLATE



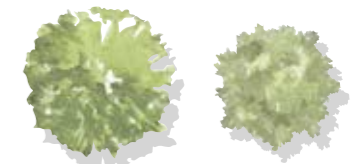
GATHER

CONCEPT PLAN

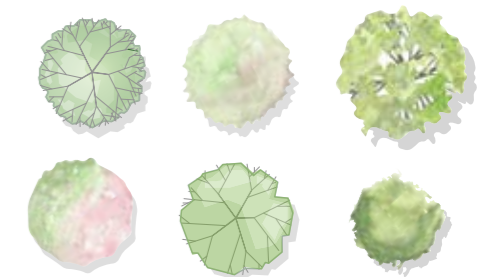


LEGEND

EXISTING TREES



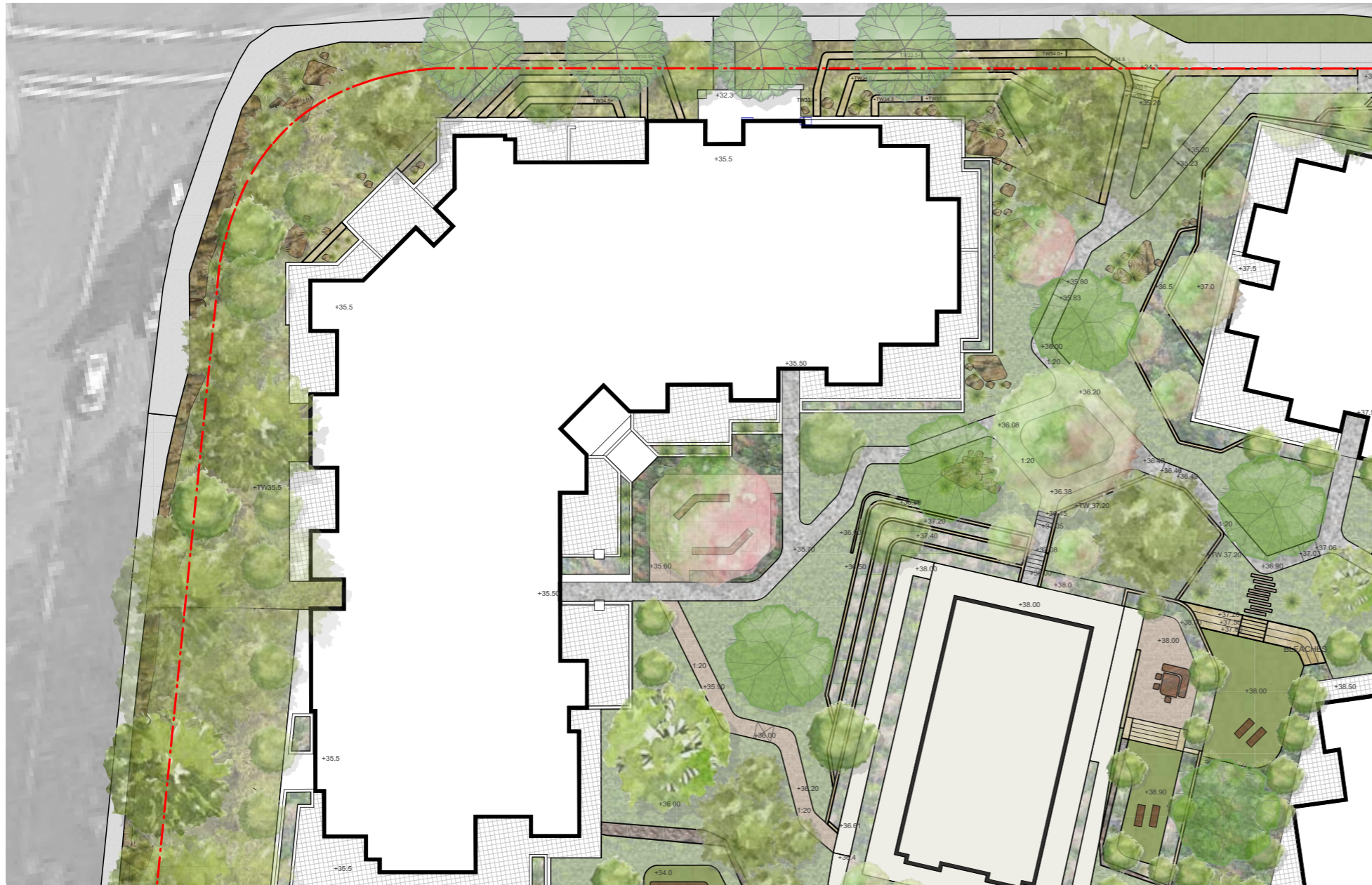
PROPOSED TREES



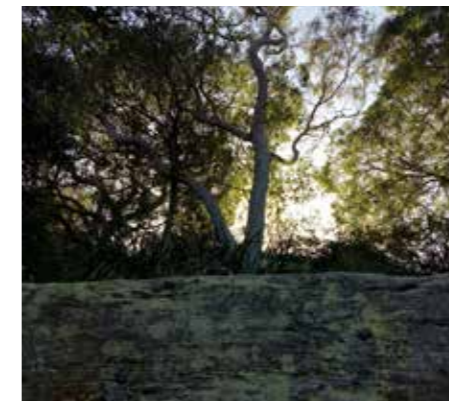
1. Heritage Zone
2. Bushland Zone
3. Sandstone Rainforest Gully
4. Sandstone Terraces
5. Community Parkland

1:600 @A3

DETAIL PLAN - BUSHLAND ZONE



The Bushland Zone is the existing natural curtilage along St David Avenue that will be retained. The sandstone landscape has been a precedent for design across other locations of the development. This zone is characterised by the natural sandstone outcrops and the Sydney sandstone vegetation typified by the presence of mature Angophoras which exploit the deviations and cracks. The bushland frontage will partially screen the development and help to mitigate the visual change. Rehabilitation with additional native planting will be implemented where necessary.



PLANTING PALETTE



Angophora costata



Banksia serrata



Eucalyptus haemastoma



Grevillea buxifolia



Lomandra longifolia



Xanthorrhoea spp.

DETAIL PLAN - SANDSTONE TERRACES



The Sandstone Terraces extend from the Bushland Zone (corner of St David Avenue and Fisher Road) and run the entirety of this edge along Fisher Road allowing for pedestrian and vehicular access to the site. The sandstone used will reflect the natural sandstone outcrops of the Bushland Zone (however in a more organised format) and the terracing will allow for mounding up to the building edge to ensure the new development sits comfortably into the site and the surrounding landscape. Substantial canopy and understory planting in this zone will create visual amenity for the residents and neighbouring community.



PLANTING PALETTE



Platanus x acerifolia



Lagerstroemia spp.



Ceratopetalum gummiferum



Doryanthes excelsa



Banksia serrata



Pennisetum alopecuroides



Westringia spp.



Anigozanthos spp.

DETAIL PLAN - COMMUNITY PARKLAND



The Community Parkland will house the main pedestrian access through the new development. The inclusion of canopy trees provide visual relief from adjoining built form and combined with a densely planted understory, offer screening to courtyards and windows of adjoining private residences. Cranking paths work with the site topography not only to create a unique experience for pedestrians but to create an accessible one. Pause points and passive spaces add to the amenity in the Community Parkland. Sandstone, timber elements and concrete paths will continue to be used through this zone complimenting all aspects of the site.



PLANTING PALETTE



Lagerstroemia spp.



Magnolia spp.



Corymbia ficifolia



Dichondra argentea



Doryanthes excelsa



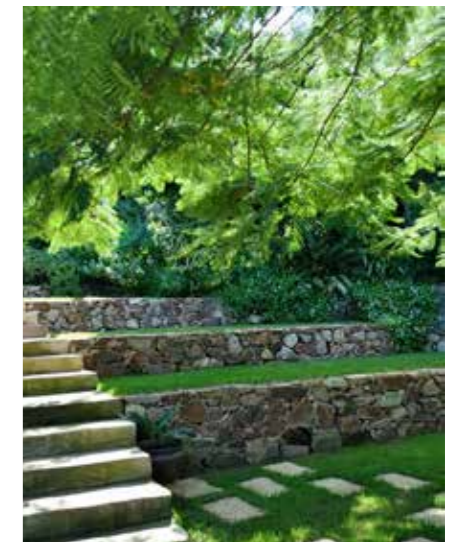
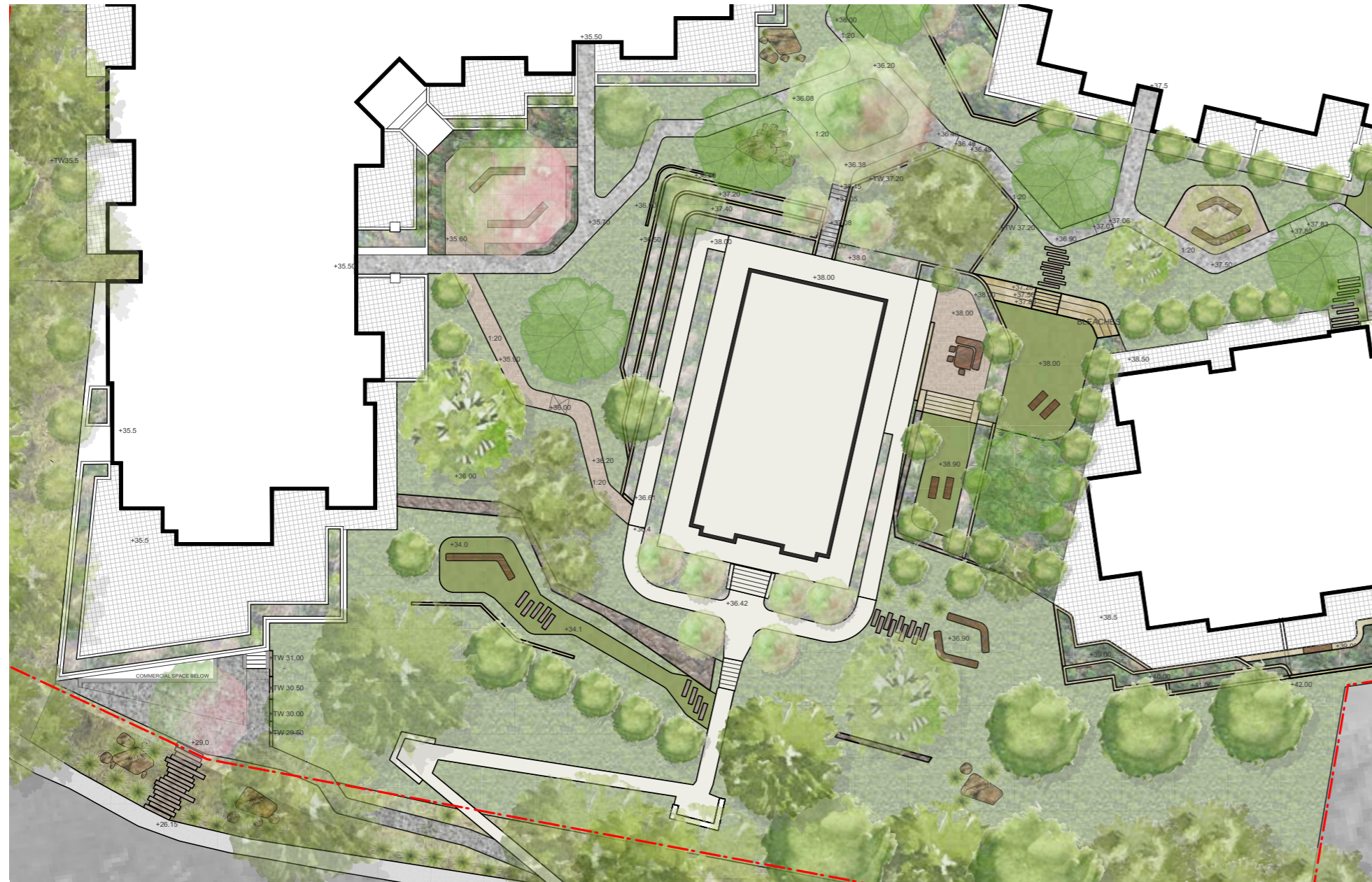
Murraya paniculata



Gardenia spp.

DETAIL PLAN - HERITAGE ZONE

The Heritage Zone includes the curtilage around “Pacific Lodge”, where plantings and the general arrangement take on a more formal nature. We can acknowledge this is quite a contrast to the overall site character but the landscape will be sympathetic to its historical significance. Materials and planting will reflect the heritage character of the site with an infusion of natural and constructed, formal and organic garden areas.



PLANTING PALETTE



Agapanthus spp.



Camelia spp.



Clivia miniata



Buxus sempervirens



Azalea spp.

DETAIL PLAN - SANDSTONE RAINFOREST GULLY



The Sandstone Rainforest Gully takes advantage of the new site conditions where excavation will create a more protected microclimate along the lower northern and eastern edges of the site. The private courtyards along the northern edge will enjoy a diverse mix of rainforest screening and buffer planting. The private courtyards along the eastern edge of the site have a great opportunity to embrace the site topography. Tall, elongated rainforest plantings will accentuate the cut and lead the eye into the canopy above with climbers and understory planting to complete the landscape below. Materials in this zone will be consistent with the materials used across the site.



PLANTING PALETTE



Pandorea jasminoides



Linospadix monostachyos



Anopterus macleayanus



Elaeocarpus eumundi



Polysciss elegans



Polysciss murrayi



Eustrephus latifolius



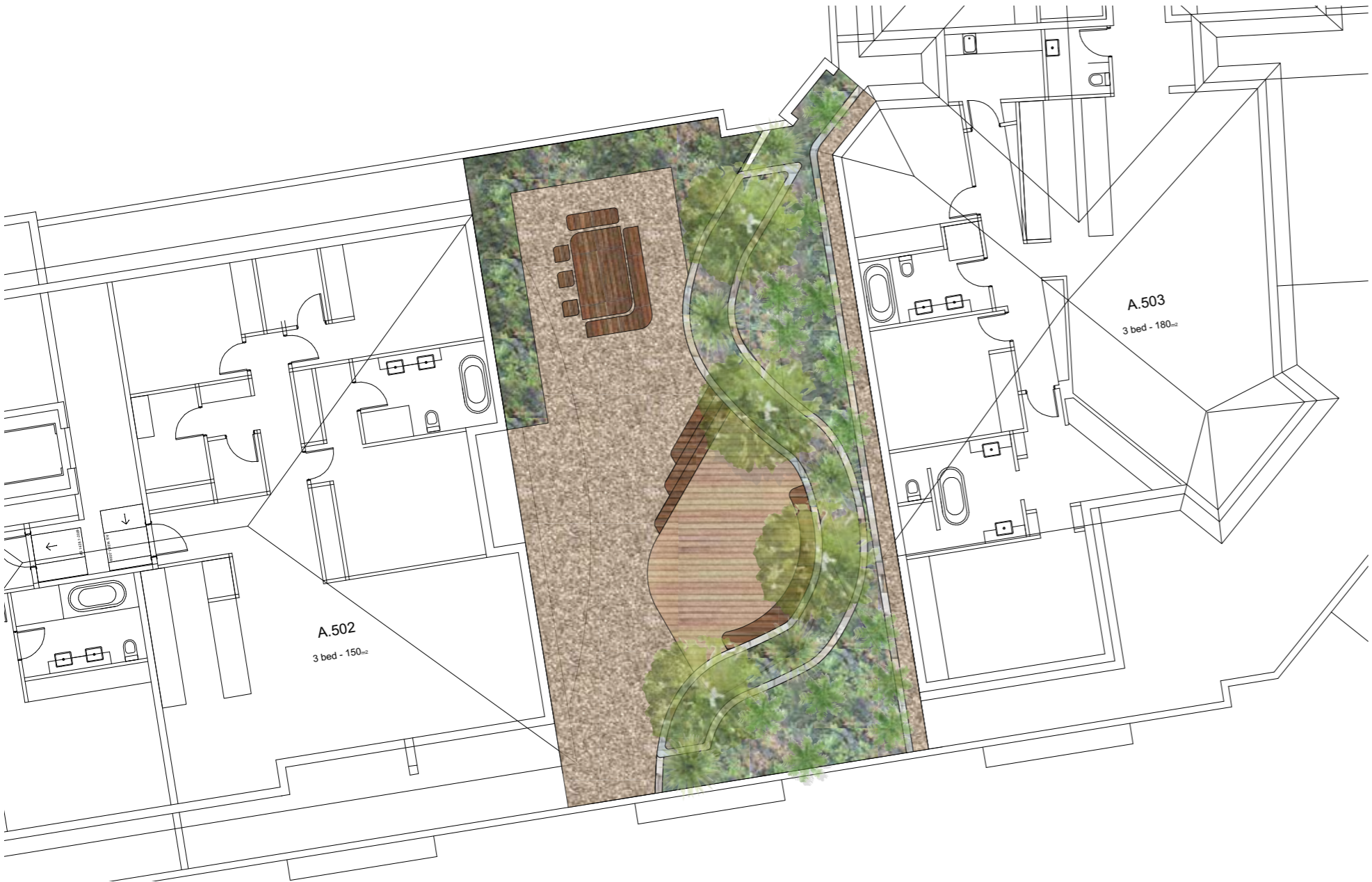
Staghorn



Orhard

DETAIL PLAN - ROOFTOP GARDEN

The Rooftop Garden offers a more private recreation setting. A slower paced landscape incorporating the materials and planting palette used across the site. Raised planters will house substantial trees which will visually extend the canopy across Building A. These plantings will be complimented with a lush understory.



PLANTING PALETTE



Lagerstroemia spp.



Buxux sempervirens



Agapanthus spp.



Dichondra argentea



Carpobrotus spp.



Magnolia spp.

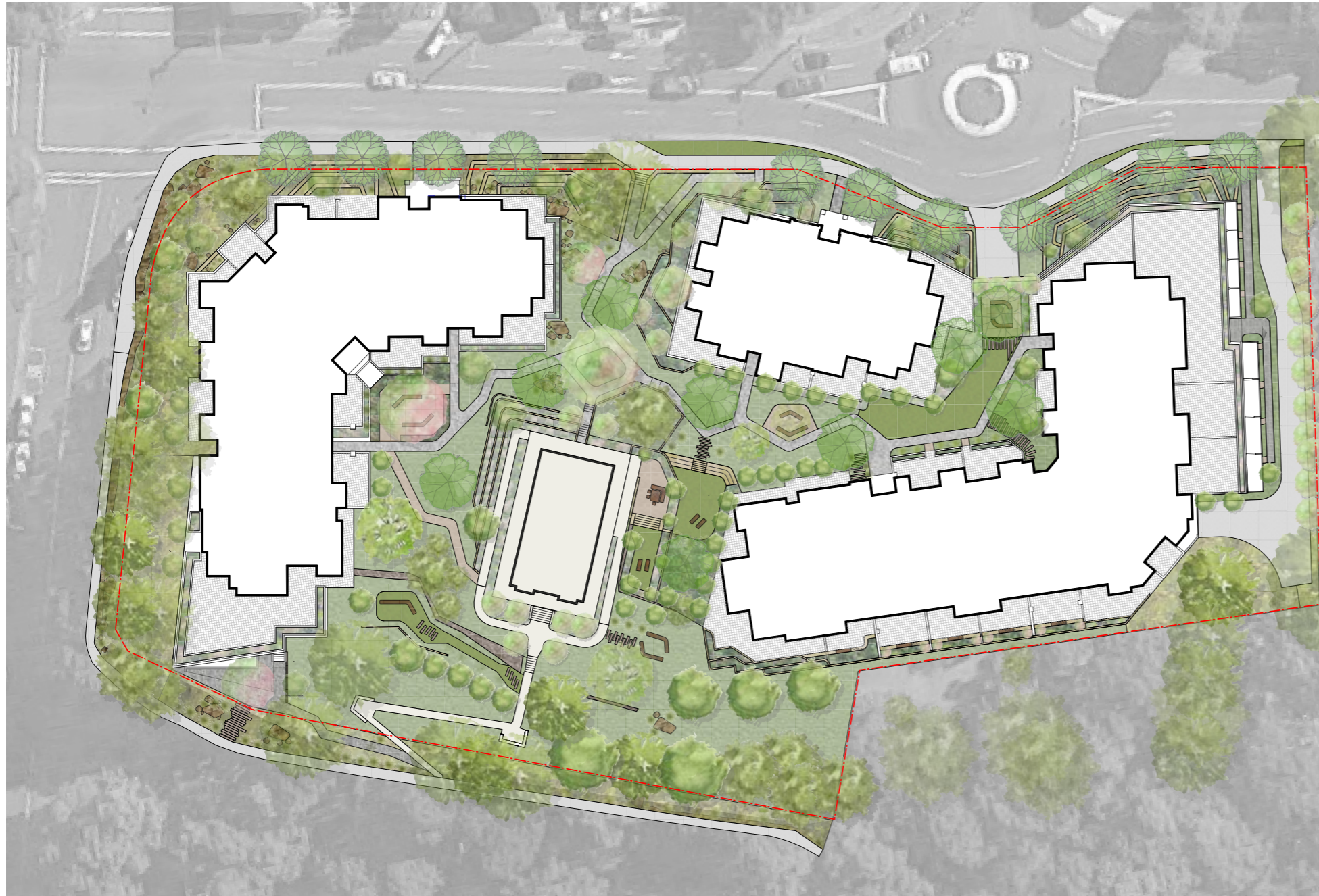


Westringia spp.



Dianella spp.

STREETSCAPE



The surrounding streetscapes, where necessary, will take into consideration the public space design guidelines. The main street frontage to undergo significant change will be Fisher Road where street trees will be incorporated adjacent to the boundary rather than the road to improve safety, improve tree health and provide visual amenity.



Existing streetscape Fisher Road looking south from St David Avenue Road



Existing streetscape McIntosh Road looking west from Fisher Road



Existing streetscape St David Avenue looking east