



Jindabyne Education Campus
SSDA Report
December 2021



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Landscape Design Outcomes



Respond to the future needs of the users. Create a sense of place, embracing local culture, natural systems and climatic conditions.



Respect, and embrace the significance and practices of the Traditional Owners



Create a functional and harmonious landscape with its surrounds and the built forms.



Respond to the future needs of the users.

Landscape Masterplan

The proposed school has been sympathetically proposed on the existing landform to reduce visual impact, reduced earthworks (cut/fill) and as a result, less impact of natural systems. The proposed school is a linear form, aligning with the natural landforms with a central hub servicing both Primary and Senior Schools.

Use of facilities by the broader community has also been a design consideration. Creating ease of access and legibility to such facilities as the sports field for visitors through the arrangement of carparks, pathways and paving materials shall enhance this outcome.

While the site shall be secured, fencing location and style shall be carefully considered to blend into the landscape, avoiding an institutional or 'fenced in' aesthetic.

- 01 Primary Play
- 02 Primary School
- 03 Central Zone
- 04 Senior School
- 05 Agricultural Unit



Primary Play



Games court



Kick around area



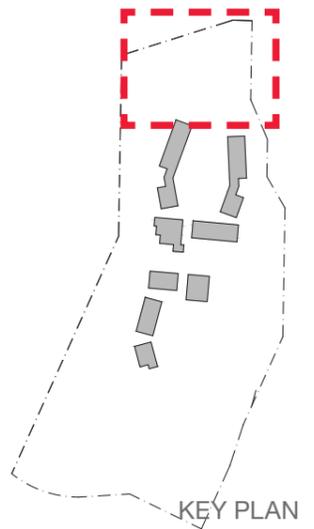
Circulation pathway



Boundary Planting



- 01 Primary School multipurpose court
- 02 Primary school kick around area
- 03 Northern boundary fencing
- 04 Northern driveway
- 05 Boundary planting



KEY PLAN

Primary School



Play equipment



Artificial turf open space



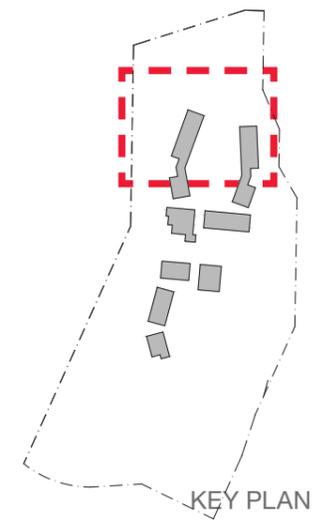
Games court / gathering area



Peripheral garden beds with low native planting



- 01 Play equipment
- 02 Primary School entry forecourt
- 03 Central artificial turf
- 04 Games court / gathering area
- 05 Garden beds
- 06 Deciduous trees



Central Zone



Open lawn



Seating in hardstand area



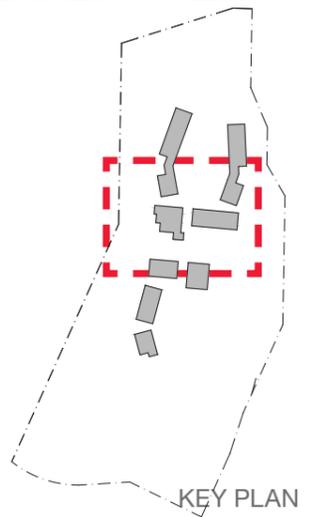
Circulation and gathering space



Stairs and amphitheatre at lower level



- 01 Entry plaza
- 02 Existing tree to be retained with composite decking
- 03 Proposed feature tree with yarning circle
- 04 Stairs to lower ground level
- 05 Amphitheatre seating
- 06 Decking terrace around canopy trees



Senior School



Winter gardens with seating

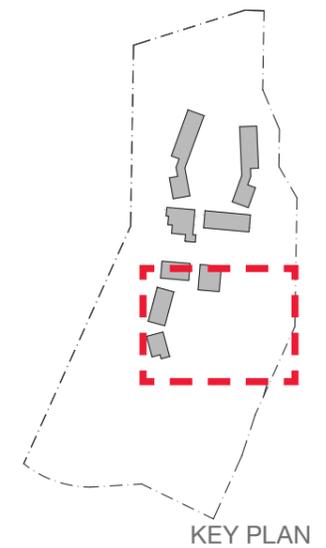


Spectators embankment



Softscape areas with seating edges

- 01 Winter gardens
- 02 Native planting bed
- 03 Field spectator embankment
- 04 Main Spine
- 05 Buffer planting
- 06 Access ramp to multipurpose court
- 08 Multipurpose court
- 07 Sports Field



KEY PLAN

Carpark



Carpark Tree planting



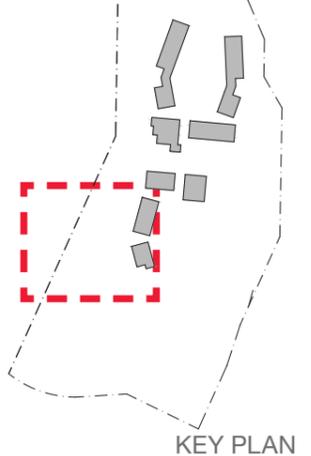
Understory planting



Crossing to access driveway



- 01 Existing trees to be retained
- 02 Proposed carpark shade trees
- 03 Low understory planting
- 04 Wombat crossing to school



KEY PLAN

Entry & Dropoff

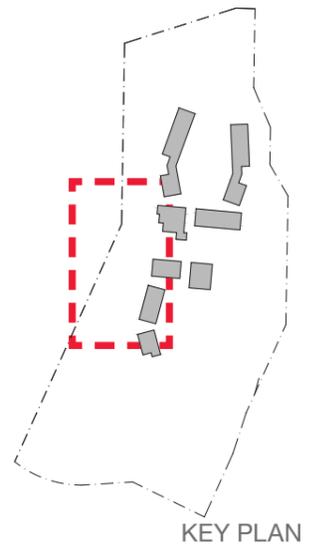


Entry planting



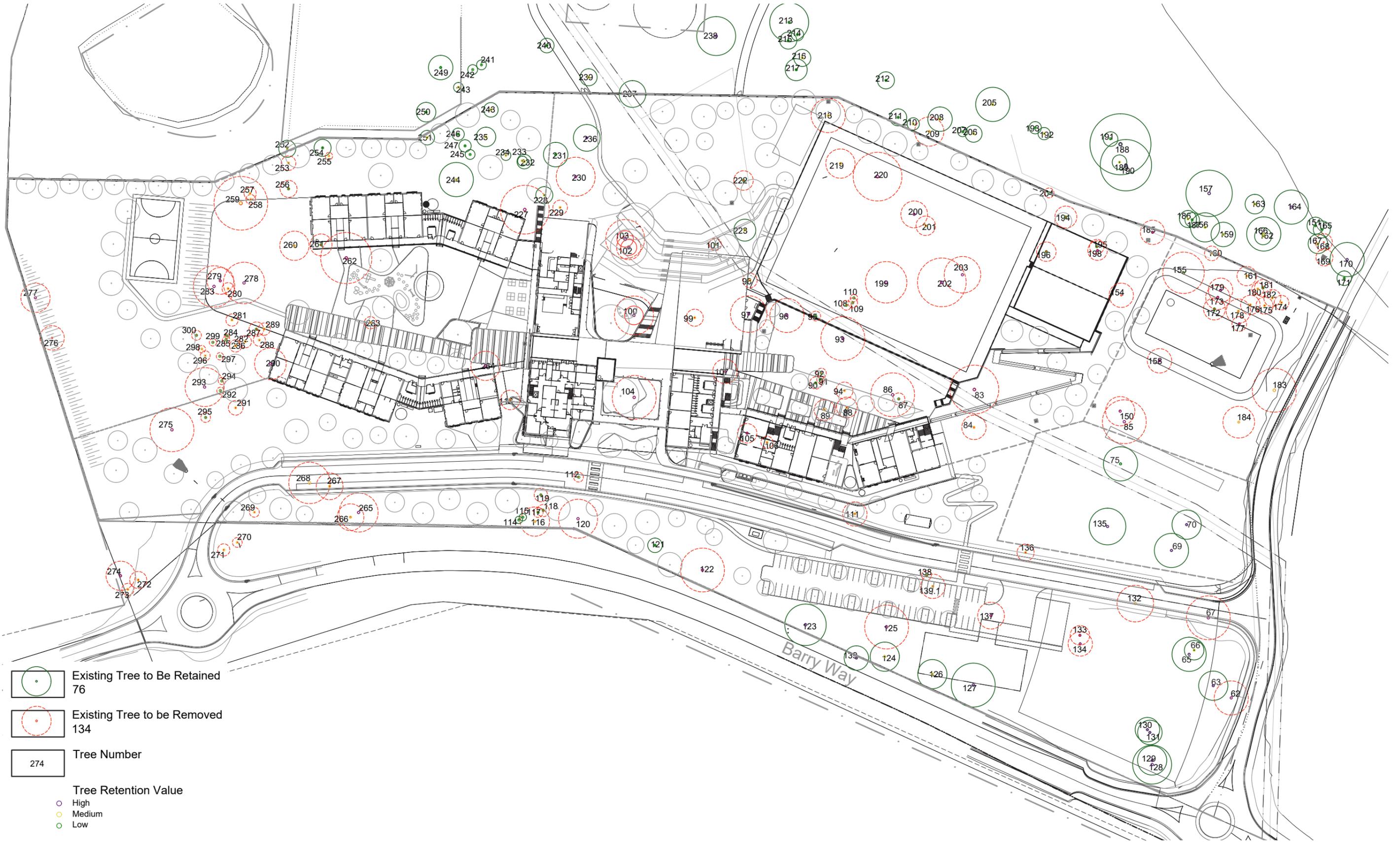
Incorporation of legacy items

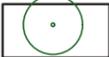
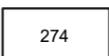
- 01 Buffer planting to administration building
- 02 High school entry garden
- 03 Feature tree
- 04 Bus Stop



KEY PLAN

Tree Retention Plan



-  Existing Tree to Be Retained
76
-  Existing Tree to be Removed
134
-  Tree Number
274
- Tree Retention Value**
 -  High
 -  Medium
 -  Low

Tree Canopy Plan



	Coverage Area	Percent of Site Area	Total Retain + Proposed
 Existing Tree Canopy Cover to be retained	2913sqm	3%	
 Proposed Tree Canopy Cover	9576sqm	10%	13.06%
 Existing Canopy Cover to be Removed	10877sqm	11%	

Planting Principles

- Incorporation of indigenous and locally endemic species
- Tree and shrub planting
- Low water use
- Raingarden/ WSUD planting
- Provide tree canopy and shade across site - a total of 175 trees



Locally indigenous tree planting



Replanting of shrubs grasses and groundcovers



Reuse of trees as habitat creation

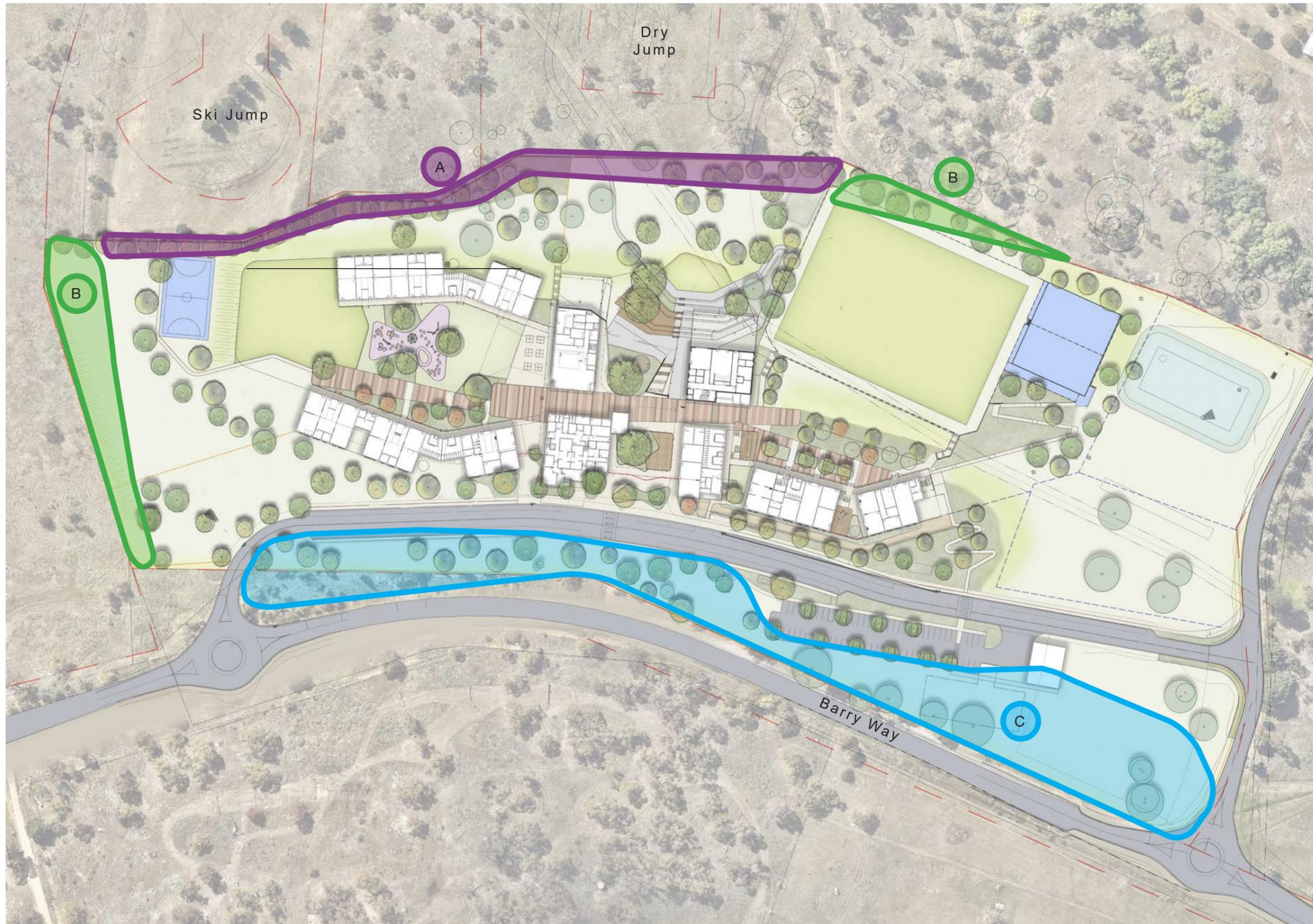


Bird attracting vegetation

Indicative Planting Schedule

Botanic Name	Common Name	Mature Size	Quantity
TREES			
<i>Acacia dealbata</i>	Silver Wattle	6-15	139
<i>Acacia pravissima</i>	Tumut Wattle	6 x 8	
<i>Callitris enlicheri</i>	Black Cypress Pine	5-10	
<i>Cedrus atlantica</i>	Atlas Cedar	10-20	
<i>Cedrus deodara</i>	Deodar Cedar	6-10	
<i>Celtisa australis</i>	Nettle tree	12-15	
<i>Cerciss iliquetrum</i>	Judas Tree	6-8	
<i>Cupressus sempervirens</i> Stricta	Pencil Pine	5-10	
<i>Cupressus torulosa</i>	Bhutan Cypress	6-20	
<i>Dicksonia antarctica</i>	Soft Tree Fern	1.5 x 1	
<i>Eucalyptus gregsoniana</i>	Wolgan Snow Gum	2-4	
<i>Eucalyptus macarthurii</i>	Paddys river gum	15-25	
<i>Eucalyptus moorei</i>	Narrow leaved Sallee	3-6	
<i>Eucalyptus neglecta</i>	Omeo Gum	6-10	
<i>Eucalyptus nicholii</i>	Willow Peppermint	12-16	
<i>Eucalyptus parvula</i>	Small leaf Gum	6-10	
<i>Eucalyptus pauciflora</i>	White Sally	8-10	
<i>Eucalyptus pulverulenta</i>	Silver leaved Mountain Gum	6-10	
<i>Eucalyptus rubida</i>	Candlebark	10-20	
<i>Eucalyptus stellulata</i>	Black Sally	6-15	
<i>Eucalyptus viminalis</i>	Ribbon Gum	6-30	
<i>Euonymus japonicus</i>	Japenese spindle tree	1-3	
<i>Forsythia suspense</i>		2-3	
<i>Fraxinus pennsylvanica</i>	Red Ash	12-15	
<i>Quercus coccinea</i>	Scarlet Oak	18-25	
<i>Quercus palustris</i>	Pin Oak	18-22	
<i>Quercus rubra</i>	Red Oak	20-25	
<i>Sorbus aucuparia</i>	Rowan Tree	8-10	
<i>Thuja plicata</i>	Western Red Cedar	10-20	
<i>Xanthorrhoea glauca</i>	Grass Tree	1 x 1	
SHRUBS & ACCENTS			
<i>Acacia boormanii</i>	Snowy River Wattle	3-5	
<i>Adiantum aethiopicum</i>	Common Maidenhair Fern	2 x 4	
<i>Banksiaericifolia</i>	Heath Banksia	1.5-3	
<i>Banksiamarginata</i>	Silver Banksia	1-7	
<i>Blechnum nudum</i>	Fishbone Water Fern	1 x 1	
<i>Buddleadavidii</i>	Butterfly Bush	2-3.5	
<i>Buxusempervirens</i>	English Box	to 9m	
<i>Callistemon pallidus</i>	Lemon Bottlebrush	1-2	
<i>Callistemon ptyoides</i>	Alpine Bottlebrush	1-2	
<i>Callistemon subulatus</i>	Dwarf Bottlebrush	2.0	
<i>Ceanothus Pacific Blue</i>	California lilac	1-1.8	
<i>Chanaemoles japonica</i>	Japanese Quince	1-2	
<i>Choysia ternata</i>	Mexican Orange Blossom	1-1.5	
<i>Coleonema compacta</i>	Dwarf Diosma	0.5-1	
<i>Coleonema pulchrum</i>	Diosma	1-1.5	
<i>Coleonema pulchrum Aurea</i>	Golden Diosma	1-1.5	
<i>Cordylina stricta</i>	Slender Palm Lily	1 x 1	
<i>Correa alba</i>	Native Fuchsia	1 x 1	
<i>Correa lawrenciana</i>	Mountain Correa	1-3	
<i>Deutzia sp</i>	Wedding bell plant	1-1.5	
<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hop Bush	1 x 3	
<i>Erica darleyensis</i>	Heath	.5.6	
<i>Escallonia Sp</i>		to 2m	
<i>Euonymus alatus</i>	Winged spindle	1-2	
<i>Grevillea australis</i>	Mountain Grevillea	1-1.5	
<i>Grevillea</i>	Canberra Gem Grevillea	2.0	
<i>Grevillea Junipera</i>	Pink Lady	0.8	
<i>Grevillea Canterbury Gold</i>	Canterbury Gold Grevillea	0.5-2	
<i>Grevillea lanigera</i>	Woolly Grevillea	2.0	
<i>Grevillea Poorinda</i>			
<i>Grevillea rosmarinifolia</i>			
<i>Grevillea victorae</i>			
<i>Hakeamicrocarpa</i>			
<i>Hebe sp</i>			
<i>Indigofera australis</i>			
<i>Kunzea ericoides</i>			
<i>Lavandula augustifolia</i>			
<i>Lavandula stoechas</i>			
<i>Leptospermum lanigerum</i>			
<i>Leptospermum 'Pink Cascade'</i>			
<i>Nandina domestica</i>			
<i>Nandina domestica Nana</i>			
<i>Olearia phlogopappa</i>			
<i>Phormium 'Bronze Baby'</i>			
<i>Photinia glabra rubens</i>			
<i>Prostranthera cuneata</i>			
<i>Prostranthera phyllicifolia</i>			
<i>Prostranthera lasianthros</i>			
<i>Rosmarinus officinalis</i>			
<i>Viburnum opulus Sterile</i>			
<i>Viburnum tinus</i>			
<i>Weigela japonica</i>			
<i>Westringia 'Wingecarribee Gem'</i>			
GRASSES & GROUND COVERS			
<i>Agapanthus Sp</i>	Agapanthus	to 1m	
<i>Anigozanthus cultivars</i>	Kangaroo Paw	.4 x .6	
<i>Arthropodium cirratum</i>	Renga Renga Lily	.6 x .8	
<i>Constance Grevillea</i>		2-3	
<i>Rosemary Grevillea</i>		1-2	
<i>Royal Grevillea</i>		2-4	
<i>Small Fruit Hakea</i>		1-2	
<i>Veronica</i>		to 1.5	
<i>Hill Indigo</i>		1 x 1	
<i>Burgan Tea Tree</i>		2-4	
<i>English Lavender</i>		0.5-1.5	
<i>Spanish Lavender</i>		0.5-1	
<i>Woolly Tea Tree</i>		2-6	
<i>Tea Tree</i>		.8 x 1	
<i>Sacred Bamboo</i>		1.5-2	
<i>Mock Orange Bush</i>		1	
<i>Daisy Bush</i>		1.5-2	
<i>Bronze Flax</i>		1 x 1	
<i>Common Rosemary</i>		to 3m	
<i>Alpine Mint</i>		1.0	
<i>Jindabyne Mint</i>		1.0	
<i>Victorian Xmas Bush</i>		1-4	
<i>Spirea</i>		1.5-1.8	
<i>Laurustinus</i>		To 4m	
<i>Brachyscome aculeata</i>	Hill Daisy	0.3	
<i>Brachyscome multifida</i>	Native Daisy	0.3	
<i>Bulbine bulbosa</i>	Bulbine Lily	0.3	
<i>Carex sp</i>	Sedge	various	
<i>Cerastium tormentosum</i>	Snow in Summer	0.2	
<i>Chrysocephalum apiculatum</i>	Flax Lily	0.3	
<i>Dianella sp</i>	Carnation	1.0	
<i>Dianthus sp</i>	Carnation	0.6	
<i>Dicentra sp</i>	Bleeding Heart	0.2	
<i>Dietes iridoides</i>	Wild Iris	.6 x .5	
<i>Erigeron karvinskianus</i>	Seaside daisy	0.3	
<i>Festuca glauca</i>	Bluegrass	0.2	
<i>Grevillea</i>	Bronze Rambler	0.4	
<i>Grevillea 'Cherry Cluster'</i>	Grevillea Cherry Cluster	.5 x .8	
<i>Grevillea Gaudi Chaudi</i>	Gaudi Chaudi Grevillea	0.3	
<i>Grevillea junipera</i>	Molonglo Hybrid	0.8	
<i>Hardenbergia violacea</i>	Happy Wanderer	1 x 1	
<i>Helloborus orientalis</i>	Winter Rose	0.5	
<i>Hibbertia obtusifolia</i>	Hoary Guinea Flower	.6 x .6	
<i>Juniperus horizontalis 'Douglasii'</i>	Juniper Groundcover	.1 x 1	
<i>Libertia paniculata 'Shadow Star'</i>	Grass Flag	.5 x .5	
<i>Liriope 'Evergreen Giant'</i>	Giant Mondo	.4 x .4	
<i>Lomandra lonifolia</i>	Honey Reed	1.0	
<i>Lomandra 'Tanika'</i>	Dwarf Lomandra	.5 x .5	
<i>Ophiopogon japonica</i>	Dwarf Mondo Grass	0.1	
<i>Phlox subulata</i>	Alpine Phlox	0	
<i>Ranunculus sp</i>	Native buttercups	0.3	
<i>Thymus sp</i>	Creeping Thyme	0.1	
<i>Vinca minor</i>		0.3	

Landscape Boundary Treatments



A Groups of trees and understory planting to boundary line



C Vegetated embankment



D Existing Barry Way groups of trees

Government Architects Office & SEARs Responses

Item	GAO Comments	Site Image Comments	Item	SEAR's requirement	Location	Comments
GL1	Detail of the extent of entry planting	Refer page 004	SL1	Details of proposed site planting including location, number, species, heights of trees at maturity & proposed canopy coverage.	LDR	Refer plant schedule 012
GL2	Replacement tree strategy to include as a minimum the planting of 2 trees for every one removed.	We currently are proposing 175 – at 2:1 this would be in excess of maximum tree canopy coverage of 14.89% required by Bush Fire consultant	SL2	Provide evidence that opportunities to retain significant trees have been explored or informed the planning	LDR	Refer 010
GL3	Explore options for location of basketball court away from the central courtyard of the PS.	Refer page 004	SL3	Considers equity & amenity of outdoor play spaces & integration with built form, security shade, topography, existing vegetation	LDR	Refer plans
GL4	Consider the use of deciduous trees as well as natives to max shade in summer & sun in winter	Refer planting schedule page 012 and plans generally deciduous used around playspaces with evergreen / natives to peripheral areas	SL4	Demonstrate how the school will contribute to long term landscape setting in respect of the site & streetscape.	LDR	Refer plans
GL5	Use landscape to identify different zones and for wayfinding	Paving treatments and tree planting used throughout to demarcate key north south pedestrian spine and key pedestrian / entry points	SL5	Demonstrate how the schools will mitigate the heat island effect	LDR	Soft treatments have been proposed where ever possible. Paving where required colours to have low heat absorption
GL6	Develop tree retention strategy in consultation with the Ngarigo	Significant to be retained wherever safe and possible refer tree retention plan 010 and sections	SL6	Demonstrate how schools contribute to objectives to increase urban tree canopy cover.	LDR	See canopy cover plan drawing 011 in report
GL7	Given DfMA deliver rectilinear footprints, explore how built form elements could be loosened to create more organic pathways, courtyards	Following SDRP 02 and subsequent advice that reduced the site's western APZ DJRD explored opportunities to realign the Primary School built form. The concept of the 'embrace' and strategic positioning of buildings to shelter outdoor space from prevailing winds is maintained but the rigid orthogonal quadrangle is loosened in the cranking of East and West buildings. The relocation of the North building opens the Primary School to the north-east, increasing the active outdoor play space. The relocation of the games court to the north and outside of the central zone allows for a more organic landscape response and improved passive playspace better placed for direct connection to learning spaces	SL7	Detailed landscape plans	Landscape Drawings	Refer documents 000-105
GL8	Provide further details on fencing, its intended materiality & proposed boundary landscaping.	Refer landscape boundary treatment page 013				
GL9	Provide details including new trees and understorey planting at the entry and drop off, extent, species selections and 3D sketches indicating the character of the space.	Refer entry / drop off pages (species information to be completed)				

Draft Greener Places Design Guide Response

Designing to the *Greener Places* and *Better Placed* Design Framework for Green Infrastructure:

Following the ethos of the '*Greener Places*' design framework, this project focuses on providing a school harmonious with the existing wooded grassland setting.

Tree canopy cover shall be maintained with replacement plantings to offset tree removal. The ability for extensive canopy coverage across the site is limited due to bush fire constraints.

Incorporating the *Greener Places* and *Better Places* principles through the landscape design philosophy:

1. Integration & Better for community

Combine green infrastructure with urban development and grey infrastructure

Due to the lineal nature of the schools design opportunities for tree planting along side road connections and hard landscape areas have been put to use. This ensures canopy over hard landscape areas primarily providing protection from winds and minimising surfaces exposed to absorb and retain heat.

2. Connectivity

Create an interconnected network of open space

Connection and enhancing community amenity is one of the most critical principles within the framework. This development pursues connectivity through the following:

- Increased tree planting associated vehicle and pedestrian connections
- Legibility through the lineal design though and across the site
- The future addition of shared paths to encourage active transport

3. Multi functionality & Better Fit

Good design in the built environment is informed by and derived from its location, context and social setting.

The proximity of the site to the surrounding Sports and Recreation Centre contextually provides an area for activity and learning.

The landscape design seeks to educate the community to the sites natural and cultural history.

4. Participation & Better Value

Involve stakeholders in development and implementation

Participation as a principle seeks to involve the knowledge and needs of diverse parties in relation to planning. Through extensive consultation with the school, indigenous and wider community a foundation for a collaborative community driven design has been established.

The key benefits of adopting the *Greener Places* and *Better Places* framework as a basis for this design include:

- Locally harmonious landscape character
- Consideration of micro climates within the site
- Communication of the cultural and environmental stories of the area