

LANDSCAPE DESIGN STATEMENT EDUCATION SEPP

St Joseph's College – Physical Education and Sports Precinct Project (PESPP)

July 2018



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1.0 INTRODUCTION

This report forms part of the above SSD Application 8970 in relation to the Physical Education and Sports Precinct Project (PESPP). St Joseph's College ("The College") is undertaking further educational amenities to the existing school site. These include the provision of new basketball courts, carpark, a new electrical substation and a gymnasium building to the north-west corner of the site.

The projects consist of:

- 1.1 **Demolition** of the following existing buildings (which are not heritage significant) near the intersection of Luke Street and Gladesville Road:
 - a. College Shop
 - b. Healy Gym and Maintenance Workshop
 - c. Outdoor Sports Courts
 - d. Workshop/Storage and Shed.

- 1.2 **Construction** of the PESPP comprising the following facilities:
 - a. Lower Ground Floor: New car parking, maintenance workshops, storage, offices, amenities etc. A net increase of 55 car parking spaces is proposed (85 new spaces to be provided in the PESPP basement less 30 at grade spaces to be removed)
 - b. Ground floor: Three indoor sports courts, amenities, kitchen and entry lobbies
 - c. First Floor: Void over sports courts, bench seating (180 seats), staff facilities, two general learning areas and foyer
 - d. Driveway entry to the PESPP (no new vehicular cross overs),
 - e. Landscaping and tree removal/replacement.

- 1.3 **Construction** of a new single storey building to accommodate the relocated Healy Gym in the north-western corner of the site near the intersection of Mary Street and Mark Street

- 1.4 **New kiosk substation** and landscaping in the north eastern corner of the site.

- 1.5 **Use of the completed works** as an educational establishment.

- 1.6 **Staging** which would facilitate completion of the PESPP in up to two stages (noting that the entire project may be completed in one stage).

2.0 THE SITE

The College has been established since 1881 and features an extensive campus located in Hunters Hill. The grounds consist of a range of formal landscape areas that cater for the school's needs. The grounds incorporate a diverse range of cultural and historic values with mature trees, palms, shrubs and ground covers interspersed with broad grassed areas that provide a developed and mature curtilage to the buildings across the site. The landscape areas form a number of functions including that informal and formal recreation including three (3) grassed playing fields used for school sports, in particular rugby union and cricket.

There are extensive water tanks and a landscape maintenance program and strategy that ensures a level of presentation of the grounds.

3.0 THE PROPOSAL

It is proposed that an area of existing hard paved courts will be replaced with a new building that will incorporate multipurpose courts, carpark and supporting ancillary areas. A new pedestrian pathway, driveway access and ancillary landscape forms part of the application. Two other areas that form part of the application are the provision of an electrical substation set in a paved and landscaped area adjacent to the main entry and a gymnasium building to the north western corner of the site. The major part of the proposal, the Sports Building, is aligned with Luke Street that forms the eastern boundary to the school.

Luke Street is distinguished by a stone wall and a variety of established trees and shrubs that form an informal landscape character to the street and its surrounds.

The informal and mixed planting that exists in Luke Street will be replaced with a defined landscape that will provide an appropriate and improved amenity to the street. This will be realised by the planting of Australian east coast native plantings of Lemon Scented Myrtle that will provide a robust and well defined street tree in scale and character to the street. These trees will replace a discordant and informal character of mixed planting that includes a distinctive gap in planting adjacent to the proposed building. The mature height of 8-10 metres and neat habit of the trees will form an appropriate vegetated form and scale, complementing the existing vegetation and built form in the residential enclave on the eastern side of Luke Street.

In relation to the proposed external environment, the landscape proposal provides the following:

3.1 Respond to its natural environment including scenic value, local landscape setting and orientation.

The landscape design strengthens the existing cultural landscape of the St Joseph's college grounds by introducing new avenue planting that reinforces the pedestrian environment, assists in the comprehension and legibility of the site by building on the existing landscape patterns and integrating those patterns into the overall framework of the proposal.

It achieves this by the careful selection and placement of tree species including Lemon Scented Myrtle, Ivory Curl Tree and Crepe myrtle trees that acknowledge the existing landscape patterns of the College's

grounds and the general environment around the school. By so doing these planting, the existing landscape setting and scenic values are enhanced and strengthened.

3.2 Include tree planting and other planting that enhances opportunities for play and learning.

Shade, texture, protection from the sun and an integration with the existing and proposed built form are critical to create sustainable environments that enhance play and learning opportunities. The landscape design provides opportunities through the creation of sheltered and canopied areas that acknowledge the seasonal needs of shade in summer and warm, sheltered areas in winter. Further, the provision of low sitting walls adjacent to the main walkway to the new Sports Building provides opportunities to sit and congregate for informal socialization.

3.4 Ensure landscaping improves the amenity within school grounds and for uses adjacent to the school.

The major avenue of planting to the new building replaces a substantial built form and as such increases the landscape open space of the school. Careful design of the pedestrian pathways links the new building to the existing framework and structure of the school grounds, complementing the extensive existing landscape of the school. The amenity of Luke Street, immediately adjacent to the major new building is retained and enhanced by the retention of the sandstone boundary wall and the replacement of the disparate street planting with tree planting that forms an appropriate scale and character to the street, whilst acknowledging the scale and height of the proposed built form. New tree planting using the east coast Australian native plantings of Lemon Scented Myrtle provide a mature form and shape that complements the restricted scale and width of Luke Street while mitigating the scale of the proposal.

3.5 Integrate landscape, planting and Water Sensitive Urban Design (WSUD) principles to enhance amenity and building performance.

As part of the management strategy of the school, water catchment and reuse are used to supplement existing precipitation patterns thus ensuring the landscape proposed will thrive and provide the appropriate amenity to the proposal. All garden beds are irrigated with sub surface emitters thus ensuring minimal evaporation and deep watering. Appropriate commercially available mulches, soil mixes and ground preparation assist with this strategy through matching the needs of the proposed landscape.

3.6 Prioritise pedestrians and avoid conflicts between vehicles and people.

The school is a pedestrian priority campus and as such a clear hierarchy has been established across the campus to minimize potential conflicts. A separate and generous pedestrian walkway links the entry to the building with the campus pedestrian network with the legibility of this network assisted with the proposed planting. A separate driveway that runs parallel to the pedestrian walkway ensures clear separation of vehicles and pedestrians around the front entry of the building and its surrounds.

3.7 Incorporate Crime Prevention Through Environmental Design (CPTED) principles.

In relation to CPTED design guidelines, clear sightlines integrated into the landscape design through the careful design of trees, shrubs and groundcovers. On going maintenance strategies will ensure the shaping of trees for clear stems under canopies, the trimming of shrubs and integration with lighting design so to minimize dark areas and shadows in low light conditions such as evenings and at night.

3.8 Seek opportunities to enhance public facing areas with landscaping and ensure landscape and building design are integrated

New plantings along Luke Street are proposed to mitigate the visual impact of the proposed building form through the creation of a new street tree strategy that will provide an appropriate form and scale to the streetscape of Luke Street. This strategy acknowledges the sandstone heritage wall, the institutional use of the school and the residential character of the eastern side of the street. In relation to the new electrical substation, the substation will be carefully screened with appropriate shrubs and located so as to minimize removal of existing mature vegetation.

4.0 CONCLUSION

The implementation of the overall landscape strategy ensures that an integrated and considered landscape design will enhance the existing and proposed environment. Where there is an existing situation which is the result of a sometimes ad hoc approach, the proposal provides landscape rhythms that recognize and develop the established designed landscape patterns of the school and its surrounds. Through this strategy, there is an overall increase in the landscape area and amenity with a diverse range of horticultural expression that strengthens the rich planting palette of the school and its surrounds.