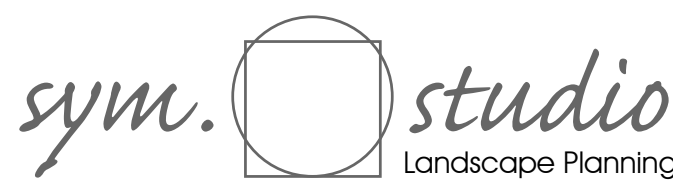


# ROSEVILLE COLLEGE - SWELL CENTRE

SSDA LANDSCAPE PACKAGE  
OCTOBER 2019



**epm**  
projects pty ltd





HERITAGE & ZONING



- Site Boundary
- RE1 Public Recreation
- SP2 Infrastructure
- R2 Low Density Residential
- R4 High Density Residential
- No. Heritage Items and numbers
- Conservation Area (C32 & C36)
- Category 3A Riparian

LOCAL ATTRACTORS



- 1. Roseville Tennis Club
- 2. Ku-ring-gai Art Centre
- 3. Bancroft Park

PEDESTRIAN CIRCULATION



- Site Boundary
- Pedestrian Pathways
- School Entry Points

BACKGROUND INFORMATION

HERITAGE

The site is located within Clanville Conservation Area and is zoned as R2 (low residential)

The existing Roseville College does not fall within a conservation area but is however "Within the vicinity of a heritage item" Nos 6,8,9, 10 19, 24, 26 & 28 Bancroft Avenue; and Nos 16, 49, 50, & 52 Victoria Street. The newly aquired dwelling house at No. 37 Bancroft Avenue (Lot 18 DP 5035) is not heritage listed but does fall within the Clanville Heritage Conservation Area (HCA 32)

The Clanville HCA has high historic significance as the David Dering Mathew grant of 400 acres called "Clanville" later subdivided into smaller lots. This layout of farmsteads is today demonstrated by the east/west axis of the roads.

Heritage Conservation of the KLEP details the provisions which relate to heritage items and heritage conservation areas.

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Ku-ring-gai,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas,

including associated fabric, settings and views, Part 19 applies to any development within a Heritage Conservation Area (HCA) identified on the KLEP 2015. The heritage controls in this Part of the Ku-ring-gai DCP aim to:

- i) retain, conserve and enhance the Heritage Items, HCAs and their associated settings;
- ii) ensure the heritage significance, streetscape and landscape character of HCAs are maintained;
- iii) ensure alterations and additions to Heritage Items and within HCAs respect those buildings and do not compromise the significance and character of the individual Heritage Items or the HCAs;

(Excerpt from Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015))

The southern boundary is adjacent to a public thoroughfare from Recreation Avenue to the Bancroft Park.

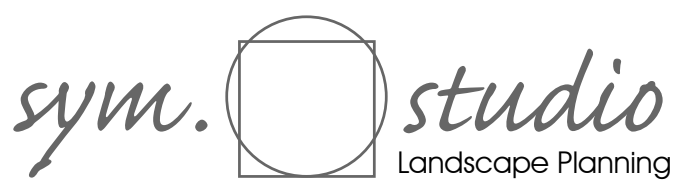
CATEGORY 3A RIPARIAN LAND

Category 3 Bed and bank stability/water quality  
Riparian zones in this category would provide limited habitat value but provide an important contribution to the overall health of the catchment.

Typically these would be narrow zones along highly modified streams that may have no indigenous vegetation. These streams would be difficult, and in some cases not possible, to rehabilitate to a natural state.(refer to Figure 4). However, these areas will still contribute significantly to downstream water quality maintenance, and if piped or lined with concrete, would cause increased flooding and erosion potential.

Many of the riparian environments that fall into this category are on private property with the streams forming part of the landscape character of the garden. As a consequence the longerterm management of these systems will rely on strong partnerships with private property owners and the community.

(Excerpt from Ku-ring-gai Riparian Policy (2004))



Sheet: EPM05-DA-001

Project: Roseville College SWELL Centre  
Client: Brewster Horth Architects  
Stage: SSDA  
Prepared: MCG/CG  
Date: 03/09/2019

A



LEGEND

- Property Boundary
- Extent of basement (below)
- Existing trees to be retained
- Proposed Trees
- Existing Planting to be retained
- Mass Planting
- Lawn - Managed
- Lawn - Synthetic Turf
- Retractable Sports Fencing
- Landscape Walling
- Proposed Overland Hydrology (Refer Engineer)
- Integrated Timber Seating
- Paving Type 1, Feature Stone
- Paving Type 2, Feature Concrete
- Paving Type 3, Unit Pavers
- Paving Type 4, Pebbles
- Feature timber Elements

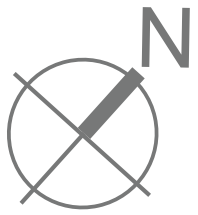
KEY

- 01 Internal Classroom /Learning Rooms
- 02 Internal Food Technology
- 03 Food Tech Demonstration Garden
- 04 SWELL Centre Primary Pedestrian Entry
- 05 Internal /External Verandah Break out Space
- 06 School 'Green Spine' Lawn Terrace
- 07 Sport Court /Lawn Terrace Connection
- 08 Multifunctional Sports Courts (Synthetic Surfacing)
- 09 School Secondary Pedestrian Entry
- 10 School Secondary Entry Assembly Point
- 11 SWELL Centre Tertiary Pedestrian Exit
- 12 Retain Public Street Trees
- 13 Retained Low Brick Wall & Hedging
- 14 New Low Brick Wall & Hedging
- 15 Grassed Slope Extension
- 16 Trench Drain, on grade
- 17 Vegetated Sloped Bank
- 18 New Electrical Transformer
- 19 Retained Tree 4 (Qld. Kauri Pine)
- 20 New super-advanced Himilayan Cedars, qty.3
- 21 Transplanted Deciduous Pear Tree, qty.6
- 22 Building Green Screen w/ Climbing vines
- 23 SWELL Centre Maintenance Access
- 24 SWELL Pool Roof Skylight
- 25 SWELL Level 3 Rooftop Planter, 0.4M depth
- 26 SWELL Centre Tertiary Pedestrian Exit
- 27 New mid-story columnar Screen Trees
- 28 Existing Timber Fence, 1.8M - repair as required
- 29 New Pedestrian Access Gate, nom. 2.0M high
- 30 New Structure, heat pump
- 31 New Pedestrian Access Gate, nom. 2.0M high
- 32 New Vehicular Access Gate, nom. 2.0M high
- 33 Reconfigure Exsiting Stair Access

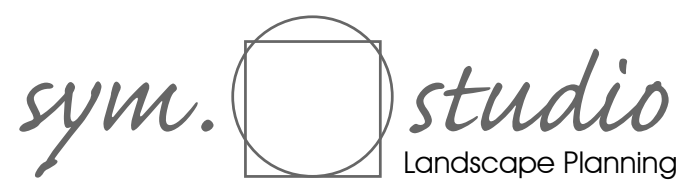


0 4m 8m 16m 20m

SCALE 1:200@A1  
1:400@A3



epm  
projects pty ltd

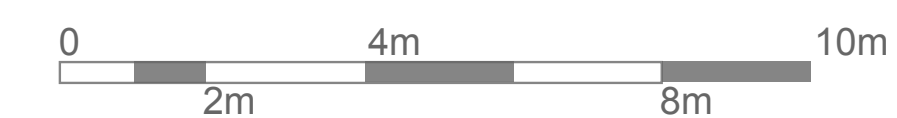
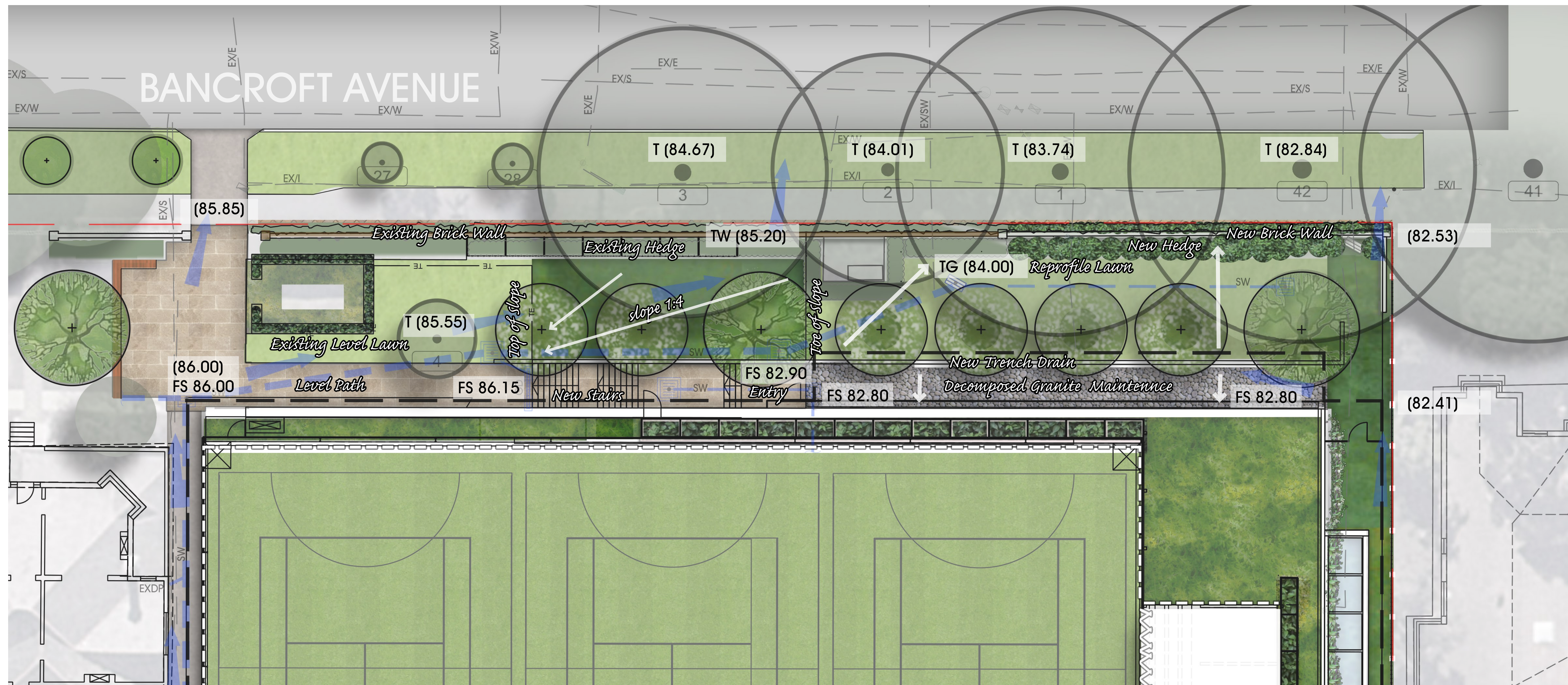


Sheet: EPM05-DA-101

Project: Roseville College SWELL Centre  
Client: Brewster Hjorth Architects  
Stage: SSDA  
Prepared: MCG/CG  
Date: 03/09/2019

A





SCALE 1:100@A1  
1:200@A3



**epm**  
projects pty ltd

**brewster  
horth  
architects**

**Ac  
OR**  
CONSULTANTS

**sym. studio**  
Landscape Planning

Sheet: EPM05-DA-102

Project: Roseville College SWELL Centre  
Client: Brewster Horth Architects  
Stage: SSDA  
Prepared: MCG/CG  
Date: 03/09/2019

A



Continuation of  
existing

1 x Cedrus deodara  
Tree 4 to be retained.

Green Screen/Steel Trellis.  
Pre-grown for instant impact.  
(50 Lm)  
Refer Plant Schedule  
'Green screen trellis &  
green facade'

4 x transplanted *Pyrus calleryana*  
(Ornamental Pears). Refer Plant  
Schedule 'Trees'

## Learning environments

Food Tech Demonstration Garden w/ Fixed and movable planters.

- Sophisticated edible plant mix

Refer Plant Schedule 'Productive Edible Planting'

Streetfrontage Infill Planting to match existing (18 Lm)  
Refer Plant Schedule 'Street Frontage Infill Planting'

- Property Frontage Tree Character of *Cedrus deodara* (himalayan cedars) with transplanted *Pyrus calleryana* (Ornamental Pears) between to frontage.

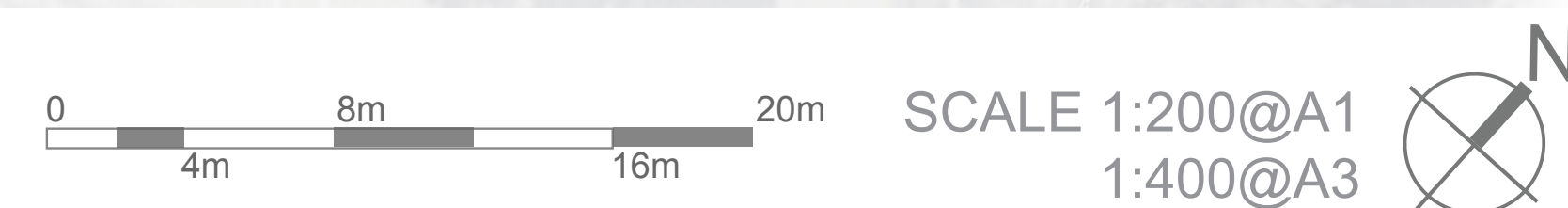
... Rooftop mass planting (140 m2)  
Refer Plant Schedule 'Rooftop Planting'

... Boundary planting (110 m2)  
Refer Plant Schedule 'Boundaryp Planting'

... Level 2 *Vertical greenery*  
Green Facade using Climbing/Trailing plants to cables.  
Pre-grown for instant impact.  
(32 Lm)  
Refer Plant  
Schedule 'Green  
screen trellis & green  
facade'

... 2 x *Elaeocarpus reticulatus* (Blueberry Ash).  
Refer Plant Schedule 'Trees'

..... 3 x Podocarpus elatus (Plum Pine) Trees.  
Refer Plant Schedule 'Trees'





EXISTING LANDSCAPE PALETTE



Reinforce Identity Planting +  
Introduce Contemporary Colour & texture

PROPOSED LANDSCAPE PALETTE

| Code   | Botanical Name                         | Common Name       | Mature size (HxS) (m) | Pot Size           | Qty    |
|--|--|-------------------|-----------------------|--------------------|--------|
| Trees  |  |                   |                       |                    |        |
| CED deo  | Cedrus deodara                         | Himalayan cedar   | 20 x 8                | 1000 Lt            | 3      |
| ELA ret  | Elaeocarpus reticulatus                | Blueberry Ash     | 9 x 4                 | 200 Lt             | 2      |
| GOR axi  | Gordonia axillaris                     | Fried Egg Tree    | 5 x 3                 | 100 Lt             | 3      |
| POD ela  | Podocarpus elatus                      | Illawarra plum    | 10 x 5                | 75 Lt              | 3      |
| PYR cal  | Pyrus calleryana (Transplant Existing) | Ornamental Pear   | 6 x 4                 | Advanced           | 10     |
| FRONT EMBANKMENT PLANTING (Planted in mass species groups) |  |                   |                       |                    |        |
| Groundcovers & Grasses                                     |  |                   |                       |                    |        |
| BRA mul  | Brachyscome multifida                  | Cut-Leafed Daisy  | 05 x .04              | 140mm              | 4/m2   |
| CAR app  | Carex appessa                          | Capitae sage      | 0.6 x 0.6             | 160mm              | 9/m2   |
| DIE gra  | Dietes grandiflora                     | Large wild iris   | 1 x 0.8               | 140mm              | 6/m2   |
| JUN con  | Juniperus conferta                     | Shore Juniper     | 0.2 x 1               |                    | 4/m2   |
| LOM lon T  | Lomandra longifolia 'Tanika'           | Tanika Mat Rush   | 0.6 x 0.6             | 140mm              | 6/m2   |
| MYO par  | Myoporum parvifolium                   | Creeping boobiala | 0.2 x 1.5             | 140mm              | 5/m2   |
| STREET FRONTAGE INFILL PLANTING (To match existing)        |  |                   |                       |                    |        |
| Climbers   |  |                   |                       |                    |        |
| MUR pan  | Murraya paniculata                     | Orange Jasmine    | 2.0 x 1               | 200mm              | -      |
| NAN dom  | Nandina domestica                      | sacred bamboo     | 0.5 x 0.5             | 140mm              | -      |
| PRODUCTIVE/EDIBLE PLANTING                                 |  |                   |                       |                    |        |
| Misc   |  |                   |                       |                    |        |
| CIT lat  | Citrus latifolia                       | Lime tree         | 3 x 5                 | 25 Lt              | -      |
| CIT lim  | Citrus Lemon                           | Lemon tree        | 3 x 3                 | 25 Lt              | -      |
| ROS off  | Rosmarinus officinalis                 | Rosemary          | 0.6 x 0.6             | 200mm              | -      |
| SAL off  | Salvia officinalis                     | Sage              | 0.6 x 0.6             | 140mm              | -      |
| THY x cit  | Thymus x citridorus / vulgaris         | Lemon Thyme       | 0.3 x 0.4             | 140mm              | 5/m2   |
| TUL vio  | Tulbagia violacea                      | Society garlic    | 0.3 x 0.3             | 200mm              | 5/m2   |
| BOUNDARY PLANTING  |  |                   |                       |                    |        |
| Shrubs   |  |                   |                       |                    |        |
| Bux mic  | Buxus microphylla var. japonica        | Japanese Box      | 1.5 x 1.0             | 200mm              | -      |
| PLE mon  | Plectranthus 'Mona Lavender'           | Mona Lavender     | 0.8 x 0.6             | 5 Lt               | -      |
| Groundcovers & Grasses                                     |  |                   |                       |                    |        |
| CAR app  | Carex appessa                          | Capitae sage      | 0.6 x 0.6             | 160mm              | 9/m2   |
| DIA cae  | Dianella caerulea 'Breeze'             | Blue Flax Lily    | 0.5 x 0.5             | V/cell             | 6/m2   |
| DIC rep  | Dichondra repens                       | Kidney weed       | 0.2 x 1.5             | 140mm              | 6/m2   |
| ISO nod  | Isolepis nodosa                        | Knobby club rush  | 0.4                   | V/cell             | 3 / m2 |
| LOM lon T  | Lomandra longifolia 'Tanika'           | Tanika Mat Rush   | 0.6 x 0.6             | 140mm              | 6/m2   |
| MYO par  | Myoporum parvifolium                   | Creeping boobiala | 0.2 x 1.5             | 140mm              | 5/m2   |
| SCA mau  | Scaevola 'Mauve Clusters'              | Fairy fan flower  | 0.5 x 0.3             | 140mm              | 5/m2   |
| VIO hed  | Viola hederacea 'Monga Magic'          | Native Violet     | 0.5 x 0.3             | 140mm              | 5/m2   |
| ROOFTOP PLANTING   |  |                   |                       |                    |        |
| Shrubs   |  |                   |                       |                    |        |
| COR alb  | Correa alba                            | White correa      | 1.5 x 1.0             | 200mm              | -      |
| CRA arb  | Crassula arborescens                   | silver jade       | 0.5 x 0.6             | 200mm              | -      |
| HEB pre  | Hebe 'Pretty in Pink'                  | Hebe              | 0.5 x 0.6             | 300mm              | -      |
| HEL pet  | Helichrysum petiolare                  | Licorice Plant    | 0.4 x 0.8             | 140mm              | -      |
| LEU bro  | Leucophyta brownii                     | Cushion Bush      | 1 x 0.5               | 25 Lt              | -      |
| RHA ind OP   | Raphiolepis indica 'Oriental Pearl'    | Indian Hawthorn   | 1x1                   | 200mm              | -      |
| SAL leu  | Salvia leucantha                       | Mexican Bush Sage | 1x1                   | 200mm              | -      |
| WES blu  | Westringia 'Blue Gem'                  | Costal Rosemary   | 1.5 x 1.5             | 300mm              | -      |
| Groundcovers & Grasses                                     |  |                   |                       |                    |        |
| BRA mul  | Brachyscome multifida                  | Cut-Leafed Daisy  | 05 x .04              | 140mm              | -      |
| CAR edu  | Carpobrotus edulis                     | Pig face          | 0.2 x 1               | 140 mm             | -      |
| DIE gra  | Dietes grandiflora                     | Large wild iris   | 1 x 0.8               | 140mm              | -      |
| LOM lon T  | Lomandra longifolia 'Tanika'           | Tanika Mat Rush   | 0.6 x 0.6             | 140mm              | -      |
| MYO par  | Myoporum parvifolium                   | Creeping boobiala | 0.2 x 1.5             | 140mm              | -      |
| ROS pro  | Rosmarinus 'Prostratus'                | Rosemary          | 0.4 x 1.5             | 200mm              | -      |
| GREEN SCREEN TRELLIS & GREEN FACADE                        |  |                   |                       |                    |        |
| Climbers   |  |                   |                       |                    |        |
| TRA jas  | Trachelospermum jasminoides            | Star jasmine      | 0.2 x 1               | Advanced pre grown | -      |
| PAN pan  | Pandorea pandorana                     | Wonga Wonga Vine  | 0.2 x 1               | Advanced pre grown | -      |



semi formal garden style, low  
maintenance, beauty & colour



LEGEND

- Trees to be retained
- Trees to be removed
- Trees to be relocated (if suitable alternate location available)

Note: Sym Studio Markup over aerial.

For information purposes only.  
Refer arborist report. (23.09.19)

Street trees to be retained.

New substation.

Remove small shrub

T4 to be retained. Ground level to remain as per existing. Modify ground level <200mm under site arborist supervision.

Existing frangipanni to be retained.

Blue line indicates approximate extent of proposed design

Sym Studio to assess viability of keeping select trees to existing lawn area with new design. Possible relocation.

T18-26. 9 trees to be removed due to development impact and transplanted on site (where possible.)

Existing concrete pad/ fire booster

T43 Olea europaea africana to be removed

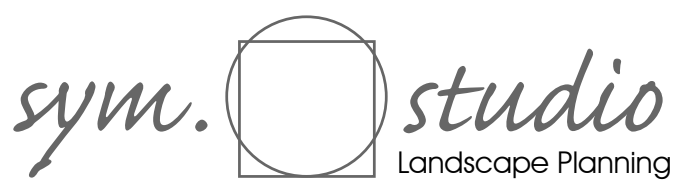
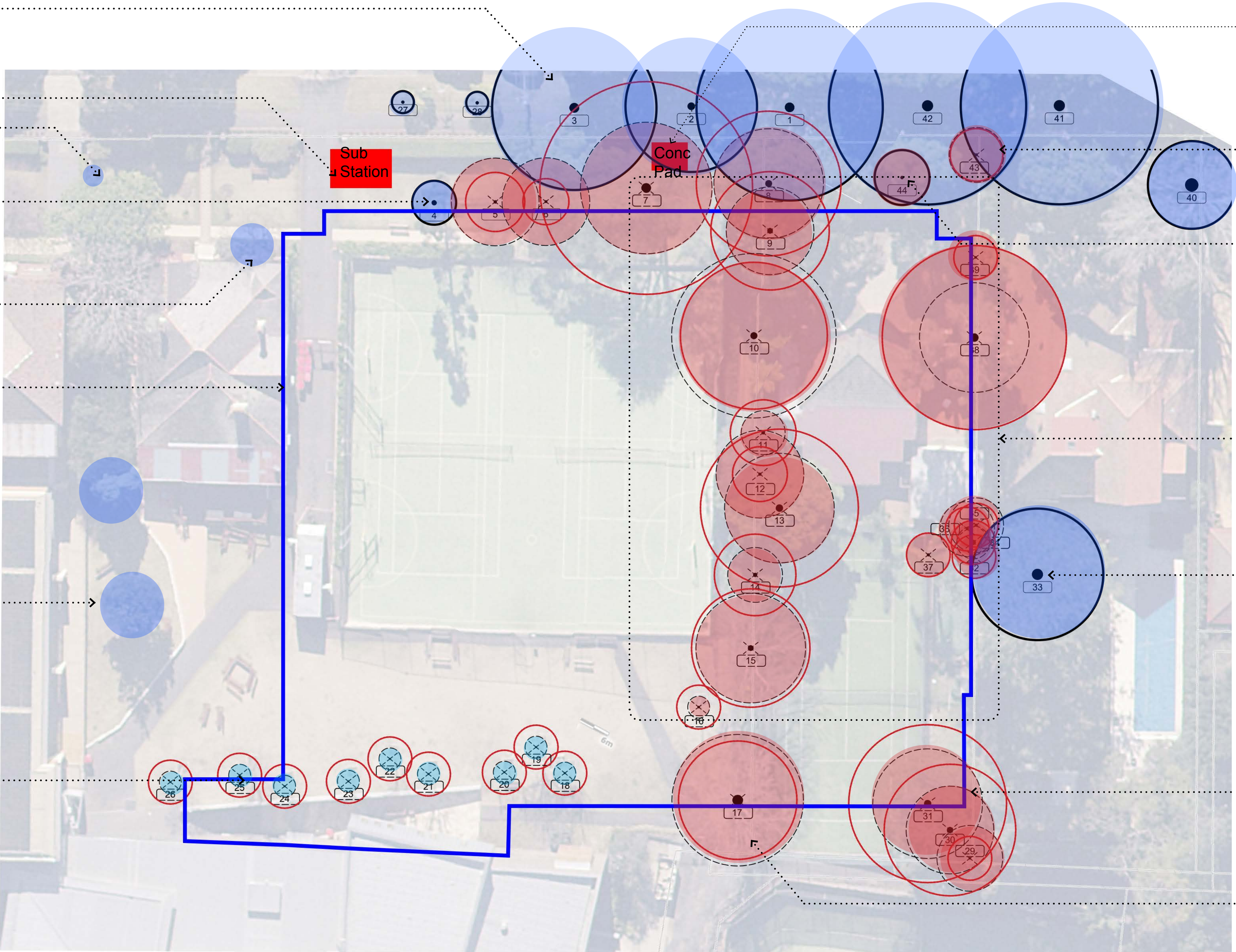
T44 Acer palmatum (lopped around service wires) to be removed.

Trees to be removed due to development impact.

T33 to be retained and protected. Increase to TPZ incursion to be assessed by arborist.

Trees to be removed due to development impact.

Trees to be removed due to development impact and or poor form.



Sheet: EPM05-DA-105

Project: Roseville College SWELL Centre  
Client: Brewster Horth Architects  
Stage: SSDA  
Prepared: MCG/CG  
Date: 03/09/2019

A





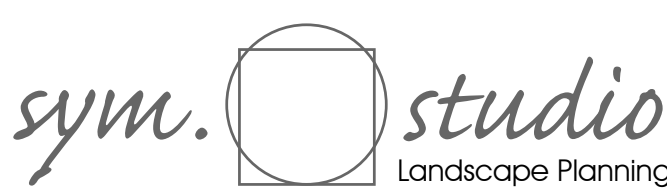
1. EXISTING - STREET FRONTAGE CHARACTER



2. DEVELOPMENT IMPACT - STREET FRONTAGE CHARACTER



3. ENHANCEMENT STRATEGY - STREET FRONTAGE CHARACTER



Sheet: EPM05-DA-106

Project: Roseville College SWELL Centre  
Client: Brewster Horth Architects  
Stage: SSDA  
Prepared: MCG/CG  
Date: 03/09/2019

A