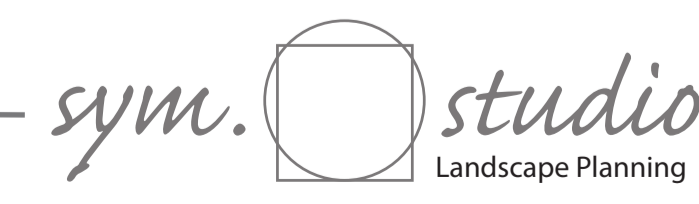




Image Source: Brewster Hjorth Architects

ROSEVILLE COLLEGE - SWELL CENTRE

SSDA LANDSCAPE PACKAGE (AMENDED)
FEBRUARY 2022



HERITAGE & ZONING



- - - Site Boundary
- RE1 Public Recreation
- SP2 Infrastructure
- R2 Low Density Residential
- R4 High Density Residential
- No. Heritage Items and numbers
- C32 & C36 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 acquired 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









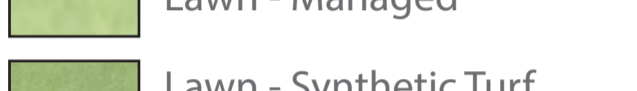



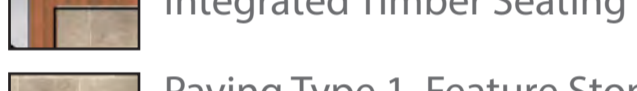



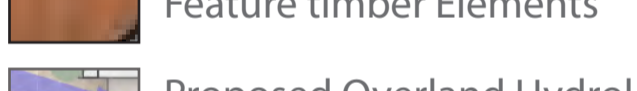



Category 3 Bed and bank stability/water quality Riparian zones in this category would provide limited habitat value but provide an important contribution to the overall health of the catchment.

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 longer term management of these systems will rely on strong partnerships with private property owners and the community.

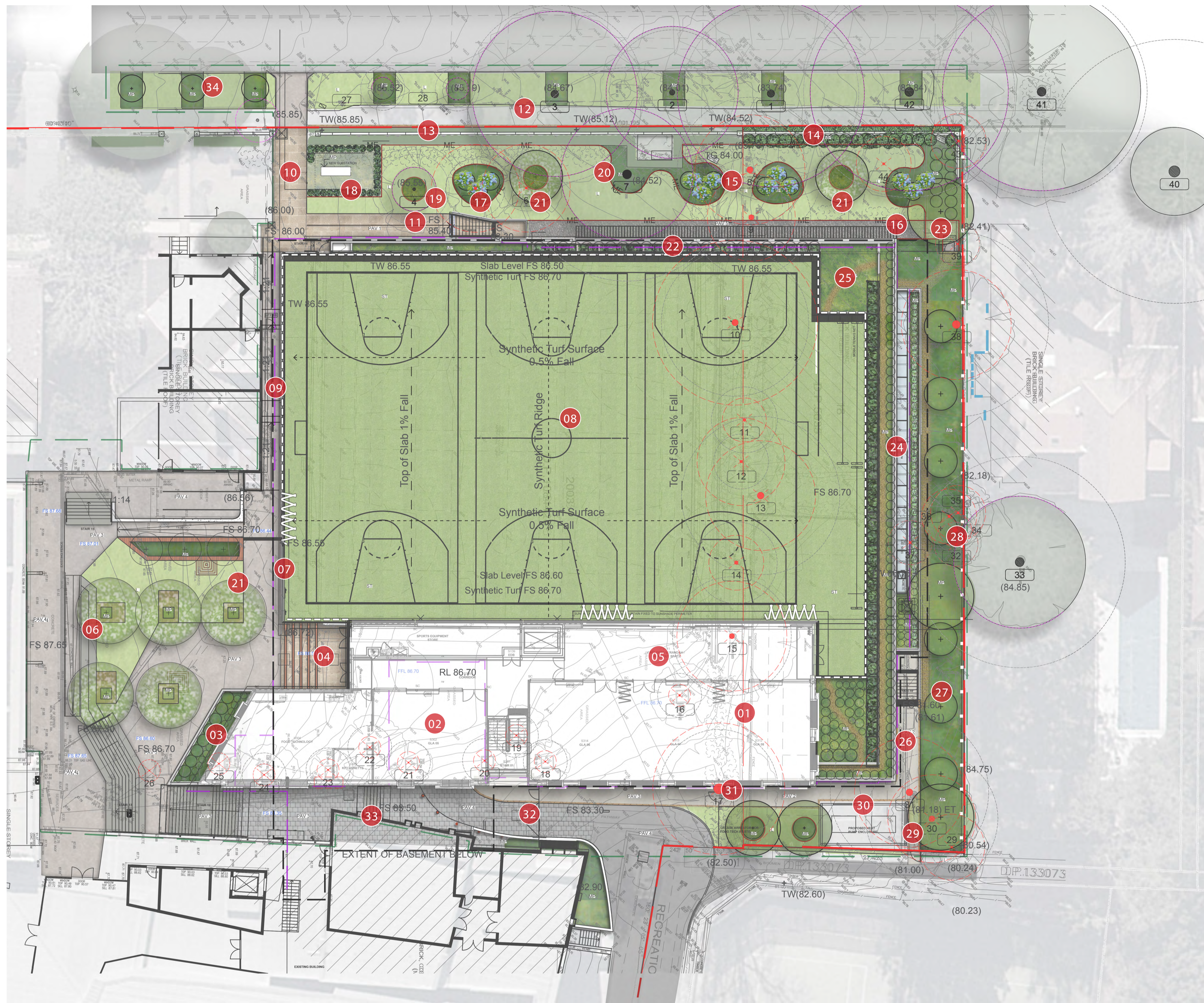
(Excerpt from Ku-ring-gai Riparian Policy (2004))

LEGEND

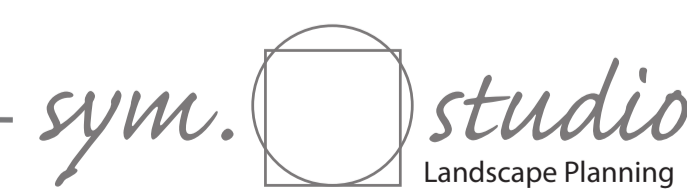
-  Property Boundary
-  Extent of basement (below)
-  Line of SSDA
- (xx.xx) Existing Levels
- xx.xx Proposed Levels
-  Existing trees to be retained
-  Existing trees to be removed
-  Proposed Trees
-  Existing Planting to be retained
-  Mass Planting
-  Lawn - Managed
-  Lawn - Synthetic Turf
-  Retractable Sports Fencing
-  Landscape Walling
-  Garden Edging
-  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
-  Proposed Overland Hydrology
(Refer Engineer)

KEY

- 01 Internal Classroom /Learning Rooms
- 02 Internal Food Technology
- 03 Food Tech 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 - to match existing
- 15 Retain grades as per existing Sloped Lawn
- 16 Slab edge curtain drain, to Engineers Detail Design
- 17 Clumped Hydrangea with Underplanting
- 18 New Substation with hedge planting
- 19 Retained Tree 4 (Qld. Kauri Pine)
- 20 Retained Tree 7 (Himalayan cedar)
- 21 New Deciduous Pear Trees, qty.5
- 22 Building Green Screen w/ Climbing vines
- 23 SWELL Centre Maintenance Access
- 24 SWELL Pool Roof Skylight
- 25 SWELL Level 3 Rooftop Planter, 0.15-0.3M depth
- 26 SWELL Centre Tertiary Pedestrian Exit
- 27 New mid-story Screen Trees
- 28 Existing Timber Fence, 1.8M - replace with new
- 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 Existing Stair Access
- 34 New street trees to match existing, qty.3



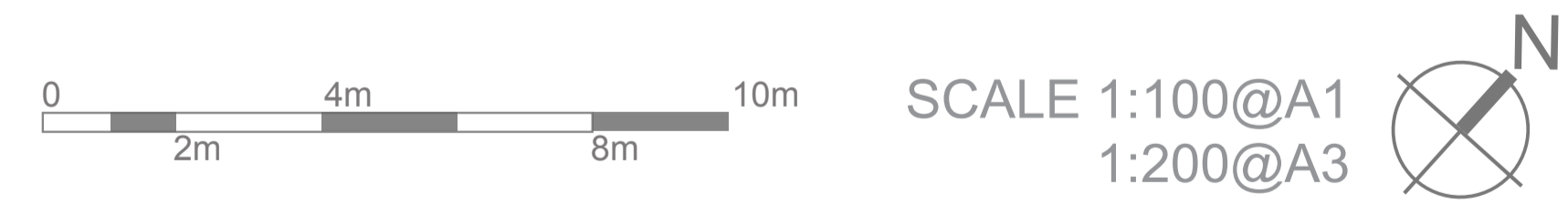
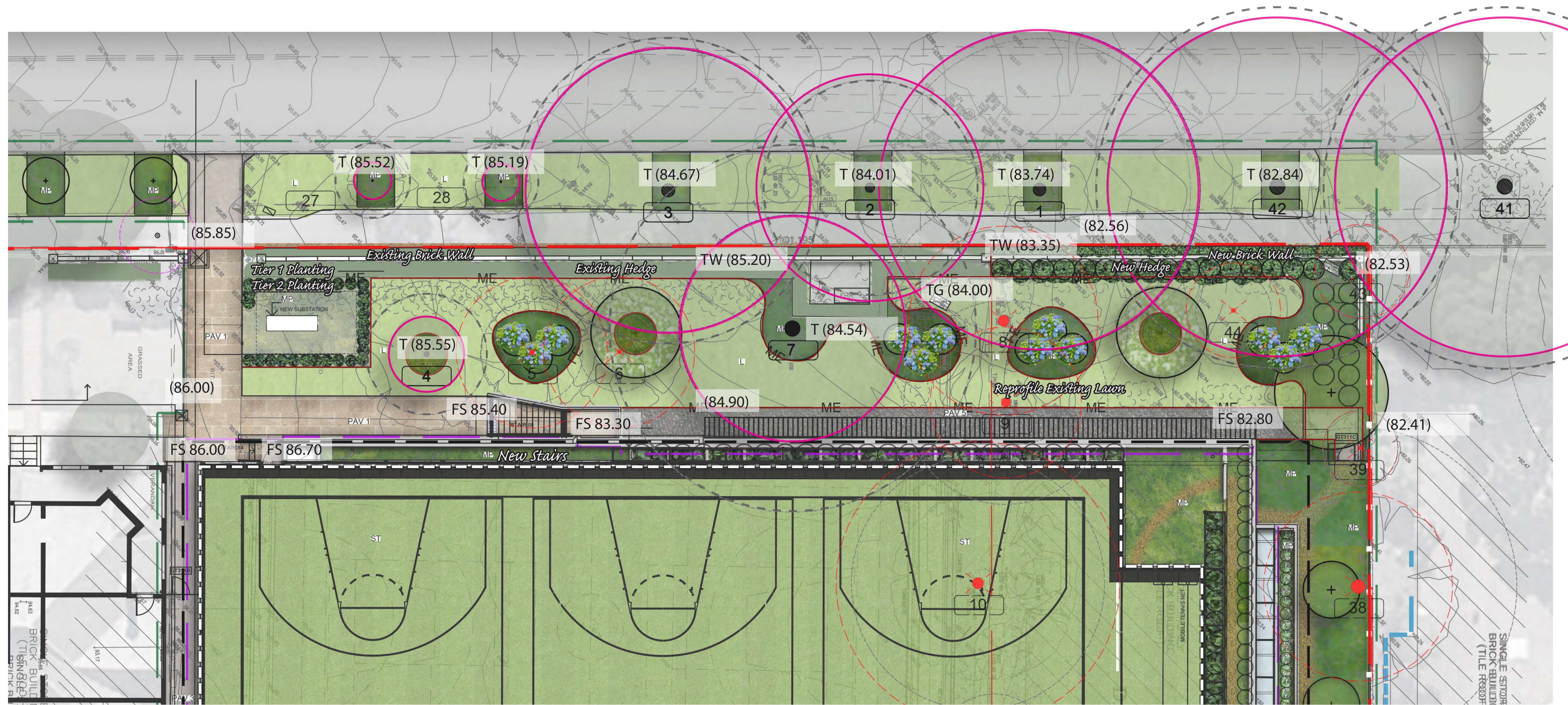
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1:400@A3



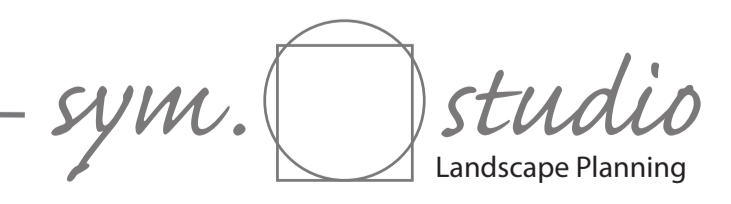
Sheet: EPM05-DA-101

Project: Roseville College SWELL Centre
Client: Brewster Horth Architects
Stage: SSDA, Amended
Prepared: MCG/CG
Date: 07/02/2022

E



epm
projects pty ltd



Sheet: EPM05-DA-102

Project: Roseville College SWELL Centre
Client: Brewster Hjorth Architects
Stage: SSDA, Amended
Prepared: MCG/CG
Date: 07/02/2022





Existing photo of timber boundary fence north-south between new SWELL building and 39 Bancroft Avenue. Proposed new fence to be replaced with slightly modify detail including 3 rail, lapped and capped with metal posts.

Existing photo of Bancroft Avenue boundary wall and planting. Proposed treatment at 37 Bancroft Avenue to match.



Roof Level - Green Screen/Steel Trellis.



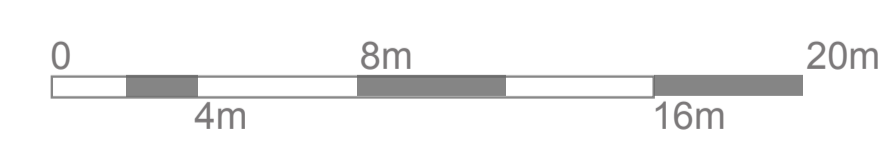
Elaeocarpus reticulatus
Pyrus calleryana 'Capital'
Hydrangea macrophylla
Hydrangea macrophylla
Michelia figo
Raphiolepis indica 'Snow Maiden'
Trachelospermum jasminoides
Brachyscome multifida
Carpobrotus edulis
Stachys lanta 'Silver Carpet'
Lomandra longifolia 'Tanika'
Myoporum parvifolium
Rosmarinus 'Prostratus'
Ajuga reptans 'Catlins Giant'
Juniperus conferta



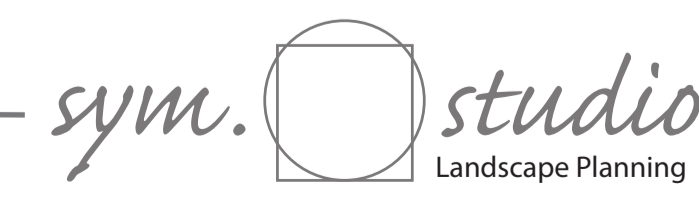
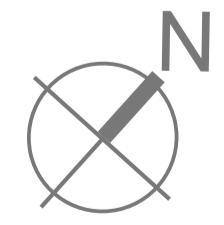
Tree 7 to be retained
1 x Pyrus calleryana (transplanted)
3 x GOR axi - Gordonia axillaris
Tree 4 to be retained.
Screening Hedge - Tier 1 (nom. 3.0m H)
15 x CAL vim - Callistemon vim. "SLIM"
Screening Hedge Tier 2 (nom.1.0m H)
25 x RHA SM - Raphiolepis indica 'Snow Maiden'

5 x Pyrus calleryana (Ornamental Pears). Refer Plant Schedule 'Trees'

Frontage Landscape Design Intent
Species to Bancroft frontage reflect an informal landscape character (residential street scale) and heritage conservation area adjacent.
New brick wall to Bancroft Avenue to match existing
1 x Pyrus calleryana (transplanted)
Street frontage Infill Planting to match existing (18 Lm)
Continuation of Bancroft Avenue existing streetscape character including brick wall, hedge planting and brick garden edge.
12 x HYD mac - Hydrangea macrophylla (planted in groups of 3) in garden beds, underplant with
60 x AJU ret - Ajuga reptans 'Catlins Giant'
36 x JUN con - Juniperus conferta
1 x PYR cal - Pyrus calleryana (transplanted)
New maintenance access gate
Mulch only maintenance access path
Roof Level (Lvl 3) - Mass planting.
Grasses & Groundcovers. Refer below callout for species list. 0.15m - 0.3m soil depth.
Adjoining neighbours approximate location of existing glazing (shown blue)
Roof Level (Lvl 3) - Green Screen/Steel Trellis. (50 Lm)
Climbers/Vines.
34 x TRA jas - Trachelospermum jasminoides (Star Jasmine)
64 x RHA SM - Raphiolepis indica 'Snow Maiden'
New fence to 39 Bancroft avenue to match existing
Lapped and capped timber paling (1.8mH) with metal posts
Ground Level - Medium Size Planting @ 6.0m centres (Approx. 3m High x 2-3m Dia.) final selection is 'subject to consultation with the owner of 39 Bancroft in accordance with Consent Condition B26'
Op 1: 7 x MIC fig - Michelia figo (Port Wine Magnolia)
Op 2: 7 x LAG ind - Lagerstroemia indica 'Natchez'
Skylight Planter (Lvl 2) - Low Planting (Approx. 0.5m High)
70 x STA lan - Stachys lanta 'Silver Carpet'
0.45m soil depth.
1 x PYR cal - Pyrus calleryana (transplanted)
Ground Level - Ground Cover Mass Planting
Low maintenance. Suited to maintaining access to skylights for maintenance.
120 x JUN con - Juniper conferta (Shore Juniper)
Roof Level (Lvl 3) - Mass Planting
Grasses & Groundcovers
15 x BRA mul - Brachyscome multifida (Cut-Leafed Daisy)
15 x CAR edu - Carpobrotus edulis (Pig face)
10 x LON tan - Lomandra longifolia 'Tanika' (Tanika Mat Rush)
68 x MYO par - Myoporum parvifolium (Creeping boobiala)
16 x ROS Pro - Rosmarinus 'Prostratus' (Creeping Rosemary)
0.3 - 0.45m soil depth.
1 x PYR cal - Pyrus calleryana (transplanted)
2 x ELA ret - Elaeocarpus reticulatus (Blueberry Ash)



SCALE 1:200@A1
1:400@A3



Sheet: EPM05-DA-103

Project: Roseville College SWELL Centre
Client: Brewster Hiorth Architects
Stage: SSDA, Amended
Prepared: MCG/CG
Date: 07/02/2022



EXISTING LANDSCAPE PALETTE



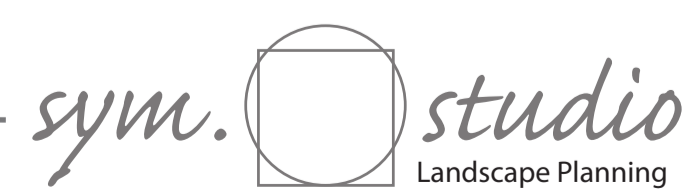
PROPOSED LANDSCAPE PALETTE

Code	Botanical Name	Common Name	Mature size (HxS) (m)	Pot Size	Qty
Trees					
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
PYR cal C	Pyrus calleryana 'Capital'	Ornamental Pear, Upright	10 x 5	75 Lt	5
PYR cal	Pyrus calleryana (Transplant Existing)	Ornamental Pear	6 x 4	Advanced	5
FRONT GARDEN BED/POCKET PLANTING					
Groundcovers & Grasses					
AJU rep CG	Ajuga reptans 'Catlins Giant'	Bugleweed	05 x .04	140mm	4/m2
JUN con	Juniperus conferta	Shore Juniper	0.2 x 1	140mm	4/m2
STREET FRONTAGE INFILL PLANTING					
Climbers					
CAL vin	Callistemon viminalis	weeping bottlebrush	2.0 x 1.0 (hedged)	400mm	15
HYD mac	Hydrangea macrophylla	French Hydrangea	2 x 2.5	200mm	12
MUR pan	Murraya paniculata (To match existing)	Orange Jasmine	2.0 x 1	200mm	-
NAN dom	Nandina domestica (To match existing)	sacred bamboo	0.5 x 0.5	140mm	-
RHA ind SM	Rhaphiolepis indica 'Snow Maiden'	Indian Hawthorn	1.0 x 1.0	200mm	64
PRODUCTIVE/EDIBLE PLANTING					
Misc					
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 citriodorus / 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					
-	Option 1: Michelia figo (Port Wine Magnolia) Option 2: Lagerstroemia indica 'Nafray'	-	-	-	7
Groundcovers & Grasses					
CAR app	Carex appessa	Capitae sage	0.6 x 0.6	160mm	9/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
JUN con	Juniperus conferta	Shore Juniper	0.2 x 1	140mm	4/m2
LOM lon T	Lomandra longifolia 'Tanika'	Tanika Mat Rush	0.6 x 0.6	140mm	6/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					
Groundcovers & Grasses					
BRA mul	Brachyscome multifida	Cut-Leafed Daisy	05 x .04	140mm	15
CAR edu	Carpobrotus edulis	Pig face	0.2 x 1	140 mm	15
LOM lon T	Lomandra longifolia 'Tanika'	Tanika Mat Rush	0.6 x 0.6	140mm	10
MYO par	Myoporum parvifolium	Creeping boobiala	0.2 x 1.5	140mm	68
ROS pro	Rosmarinus 'Prostratus'	Rosemary	0.4 x 1.5	200mm	16
GREEN SCREEN TRELLIS & GREEN FACADE					
Climbers					
TRA jas	Trachelospermum jasminoides	Star jasmine	0.2 x 1	Advanced pre grown	34
PAN pan	Pandorea pandorana	Wonga Wonga Vine	0.2 x 1	Advanced pre grown	-



Reinforce Identity Planting +
Introduce Contemporary Colour & texture

semi formal garden style, low maintenance, beauty & colour



Sheet: EPM05-DA-104

Project: Roseville College SWELL Centre
Client: Brewster Hjorth Architects
Stage: SSDA, Amended
Prepared: MCG/CG
Date: 07/02/2022

E

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.

T7 to be retained. Ground level to remain as per existing. Modify ground level <200mm under site arborist supervision.

Street trees to be retained.

New substation.

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 revised 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

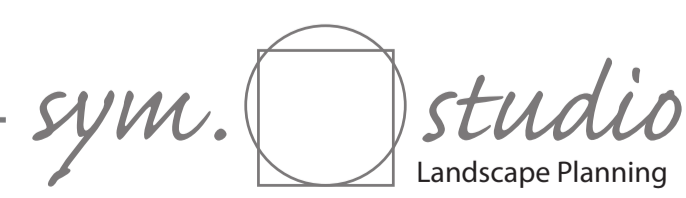
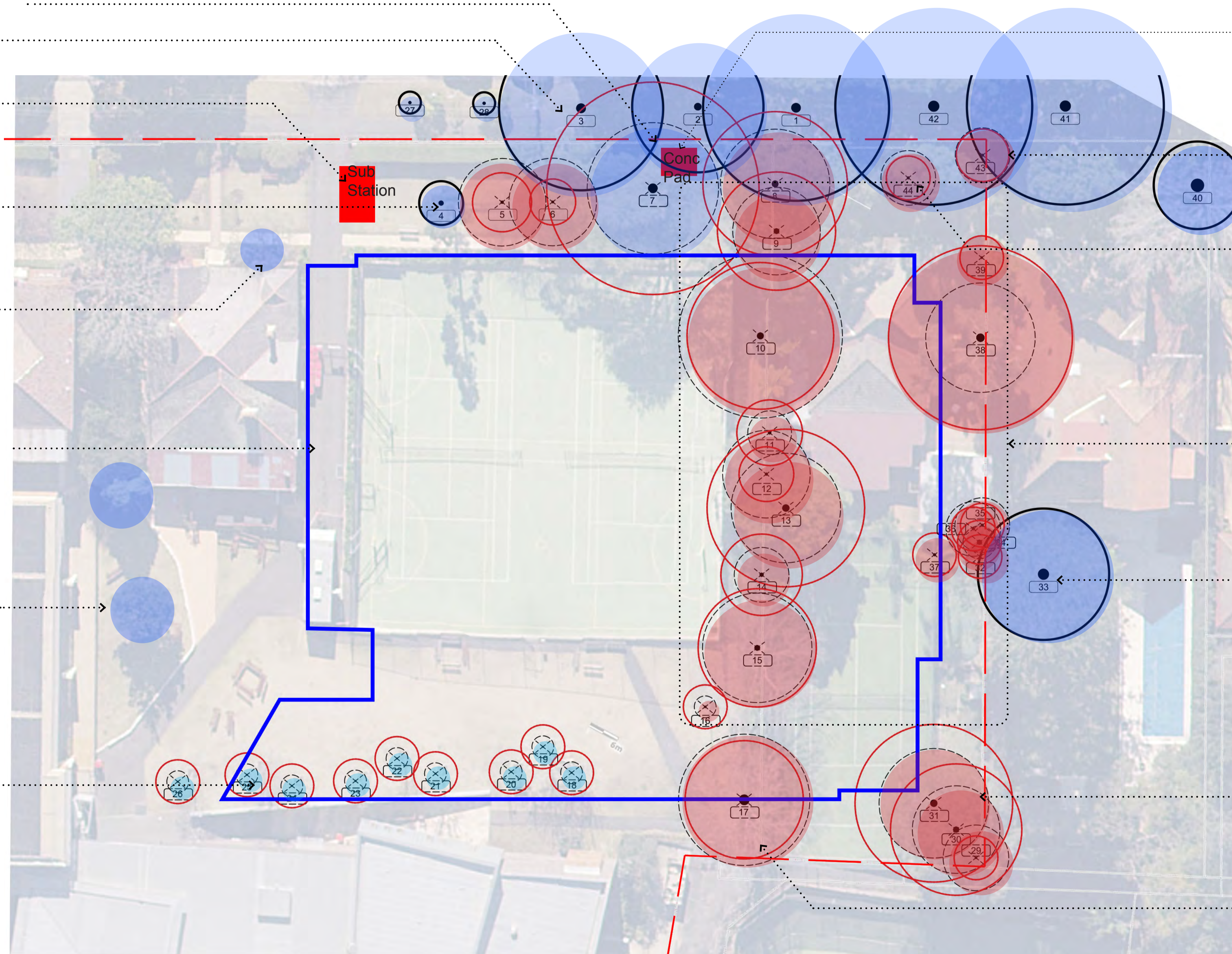
T44 Acer palmatum (lopped around service wires) to be removed.

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, Amended
Prepared: MCG/CG
Date: 29/10/2020

D



1. EXISTING - STREET FRONTAGE CHARACTER

Tree 44 *Acer palmatum* (lopped around service wires) to be removed.

Tree 33. Neighboring *Araucaria heterophylla* (Norfolk Island pine) to be retained and protected.

Tree 43 to be removed. *Olea europaea africana* (Wild Olive)

Tree 8 to be removed. *Cupressus macrocarpa* (Monterey cypress)

Tree 7 to be retained. *Cedrus deodara* (Himalayan cedar)

Tree 5 & 6 to be removed. 2 x *Prunus serratifolia* (Carolina laurelcherry)

Tree 4 to be retained. *Agathis robusta* (Queensland kauri pine)

An eclectic mix of individual species and canopy form indicative of individual residential lots.



2. DEVELOPMENT IMPACT - STREET FRONTAGE CHARACTER

Strong street tree character of *Lepostemon confertus* (Brush Box). All street trees (shown dashed) to be retained.

Street tree planting of 2 x *Gordonia axillaris* (Fried Egg Plant) to be retained.

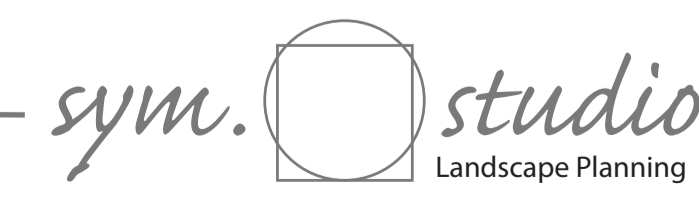
No existing street trees to street verge.



3. ENHANCEMENT STRATEGY - STREET FRONTAGE CHARACTER

Indicative form of proposed Infill/Replacement Trees shown in green. Select species with form to create balance, compliment retained species with tall feature trees to reference traditional lot proportions/boundaries. Refer Planting Plan for species.

Retain and protect all existing street trees and infill with additional to compliment existing. Refer Planting Plan for species.



Sheet: EPM05-DA-106

Project: Roseville College SWELL Centre
Client: Brewster Horth Architects
Stage: SSDA, Amended
Prepared: MCG/CG
Date: 29/10/2020

D