

- KEY :
- CONCEPT DESIGNS
  - NEW LANDSCAPE
  - TRAFFIC MANAGEMENT - ENTRIES  
PICK UP, DROP OFF.
  - ELEVATED FOOT BRIDGE



Planning,  
Industry &  
Environment

Issued under the Environmental Planning and Assessment Act 1979

Application: SSD-10325

Granted on: 14<sup>th</sup> October 2021    Sheet no: 1 of 24    Signed: SD



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ISSUE	DATE	FOR
1	27.03.20	FOR COORDINATION
2	02.06.20	FOR COORDINATION
3	17.06.20	FOR COORDINATION
4	31.07.20	SSDA SUBMISSION
5	04.08.21	SSDA ADDITIONAL INFORMATION

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LANDSCAPE ARCHITECT  
CAB CONSULTING  
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MAHADY MANAGEMENT  
MOB. 0411 510 073  
CLIENT

KINCOPPAL - ROSE BAY

PROJECT

PRECINCT A, B, C

CNR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE  
NSW 2030

BVM PROJECT NUMBER

1802002

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 2000 5000  
SCALE

As indicated@A1

STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION  
DRAWING

SITE - PROPOSED SITE  
PLAN - CONCEPT  
MASTERPLAN

AR-ABC-A1-01

ISSUE

5

## SYDNEY HARBOUR

### PRECINCT A

- EARLY LEARNING CENTRE EXTENSION + ADDITIONAL CARPARKING
- JUNIOR SCHOOL - ASSEMBLY + GLA'S + TRAFFICABLE ROOF SPACE
- JUNIOR SCHOOL - GLA'S + TRAFFICABLE ROOF SPACE
- JUNIOR SCHOOL - VERTICAL CIRCULATION LINK
- JUNIOR SCHOOL - GLA'S + AMPHITHEATRE TRAFFIC MANAGEMENT
- TRAFFIC MANAGEMENT - PROPOSED SECONDARY ENTRY, PICK UP AND DROP OFF AND ELEVATED FOOT BRIDGE

### PRECINCT B

- SENIOR SCHOOL - MAIN ENTRY RECEPTION + FOYER, ADMINISTRATION + LEADERSHIP OFFICES (LVL 02)
- SENIOR SCHOOL - MAIN ENTRY FORECOURT, LANDSCAPING + ACCESSIBLE ENTRY RAMP
- SENIOR SCHOOL - YEAR 8 CENTRE (LVL 03)
- TRAFFIC MANAGEMENT - PROPOSED PICK UP AND DROP OFF WITH WIDENING OF EXIT ROAD
- TRAFFIC MANAGEMENT - BUS + CAR PARKING

### PRECINCT B

- SENIOR SCHOOL - CIRCULATION HUB
- SENIOR SCHOOL - HUGHES CENTRE

### PRECINCT C

- BOARDING ACCOMMODATION - EXTENSION

## KINCOPPAL SCHOOL

### PRECINCT A

### PRECINCT C

### PRECINCT B

## BAYVIEW HILL ROAD

## KINCOPPAL SCHOOL (NOT IN SCOPE OF WORKS)

## NEW SOUTH HEAD ROAD

## VAUCLUSE ROAD

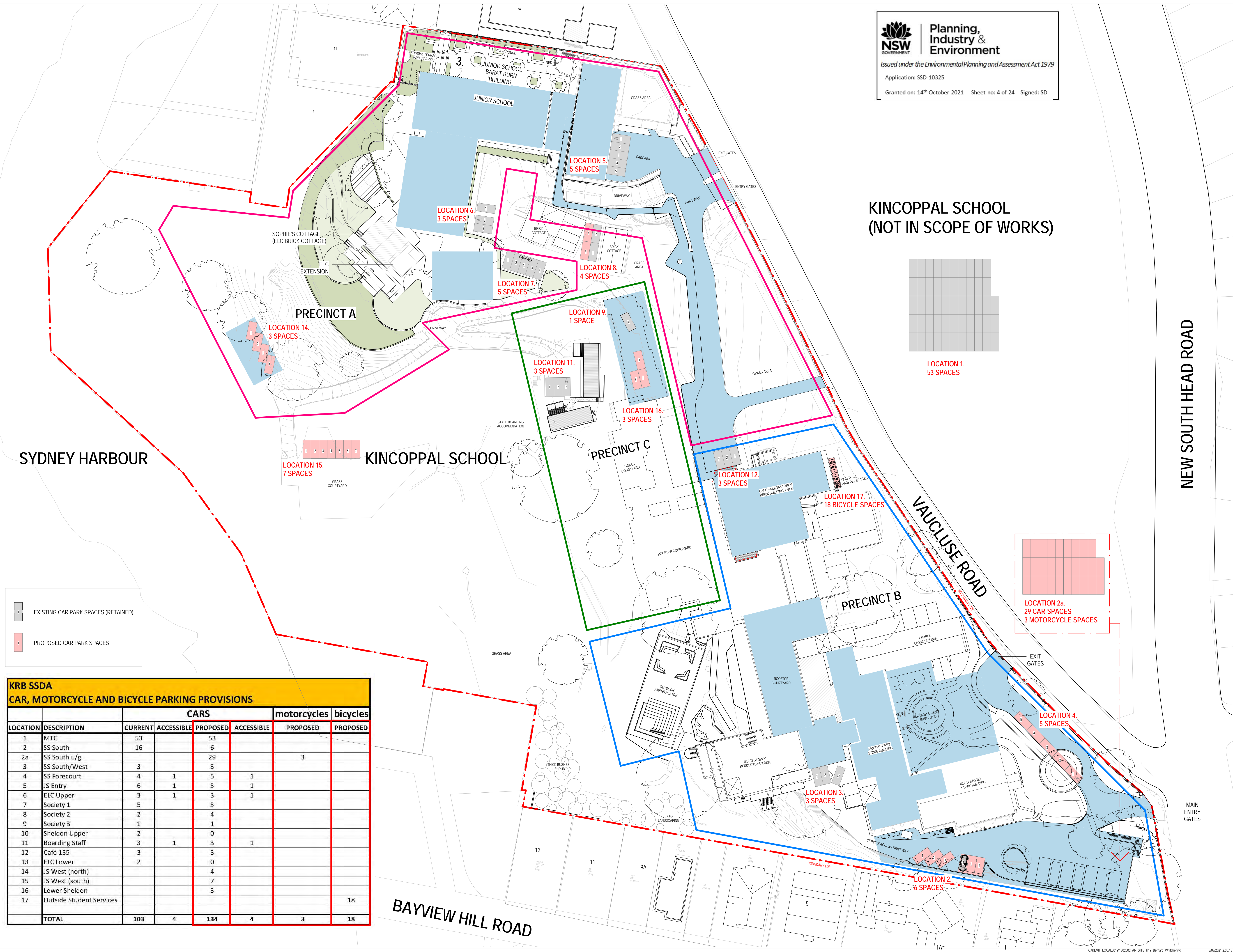












KRB SSDA							
CAR, MOTORCYCLE AND BICYCLE PARKING PROVISIONS							
LOCATION	DESCRIPTION	CARS				motorcycles	bicycles
		CURRENT	ACCESSIBLE	PROPOSED	ACCESSIBLE	PROPOSED	PROPOSED
1	MTC	53		53			
2	SS South	16		6			
2a	SS South u/g			29		3	
3	SS South/West	3		3			
4	SS Forecourt	4	1	5	1		
5	JS Entry	6	1	5	1		
6	ELC Upper	3	1	3	1		
7	Society 1	5		5			
8	Society 2	2		4			
9	Society 3	1		1			
10	Sheldon Upper	2		0			
11	Boarding Staff	3	1	3	1		
12	Café 135	3		3			
13	ELC Lower	2		0			
14	JS West (north)			4			
15	JS West (south)			7			
16	Lower Sheldon			3			
17	Outside Student Services						18
TOTAL		103	4	134	4	3	18



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CLIENT

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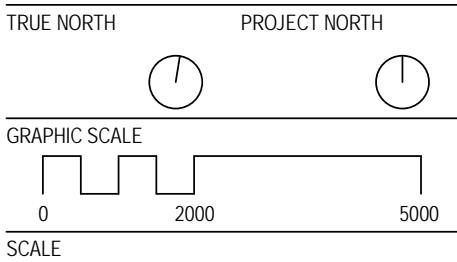
PROJECT

PRECINCT A, B, C

CNR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE  
NSW 2030

BVM PROJECT NUMBER

1802002  
DRAWING KEY



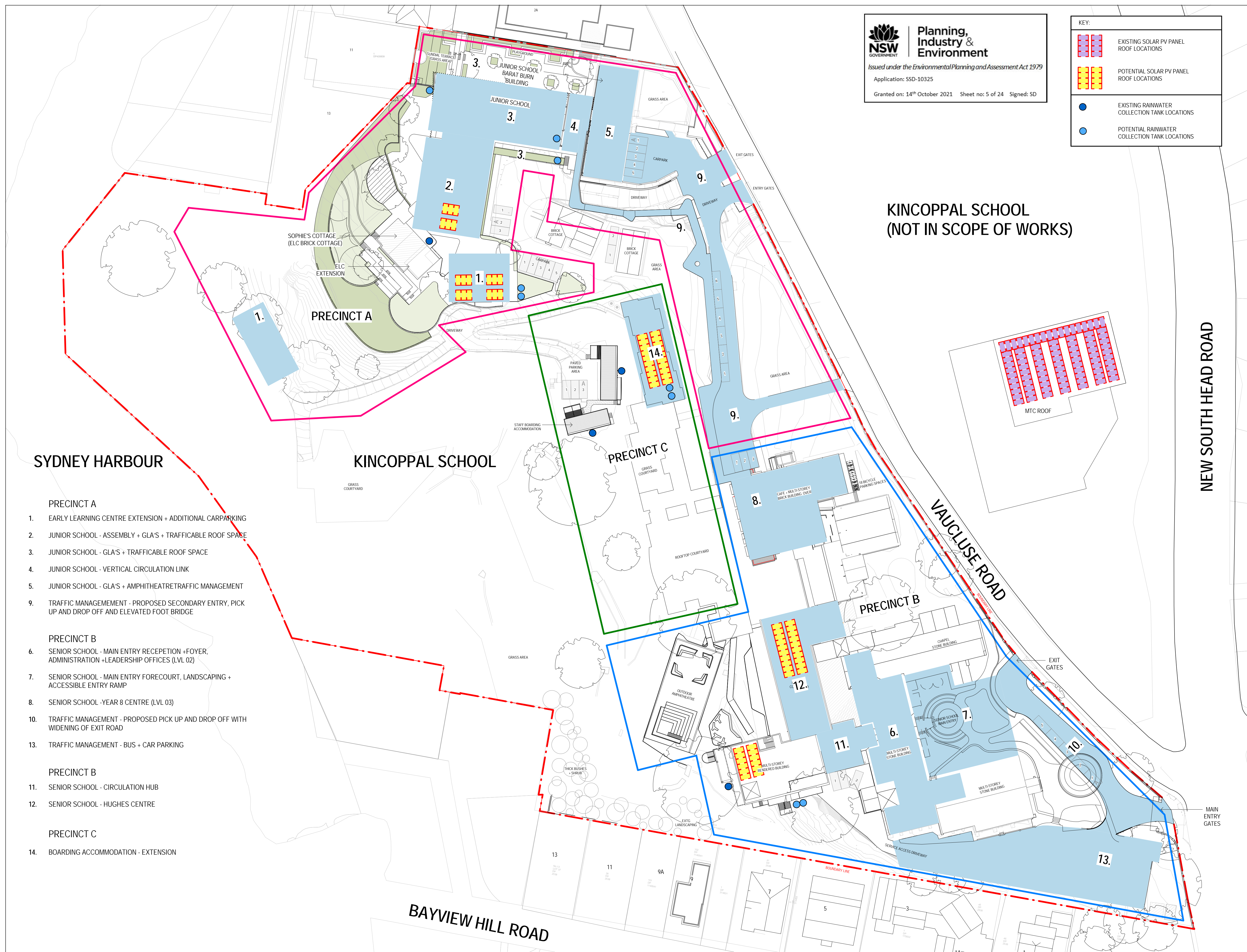
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STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION  
DRAWING

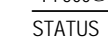
SITE - PROPOSED CARPARK  
PLAN

AR-ABC-A1-11	ISSUE 1
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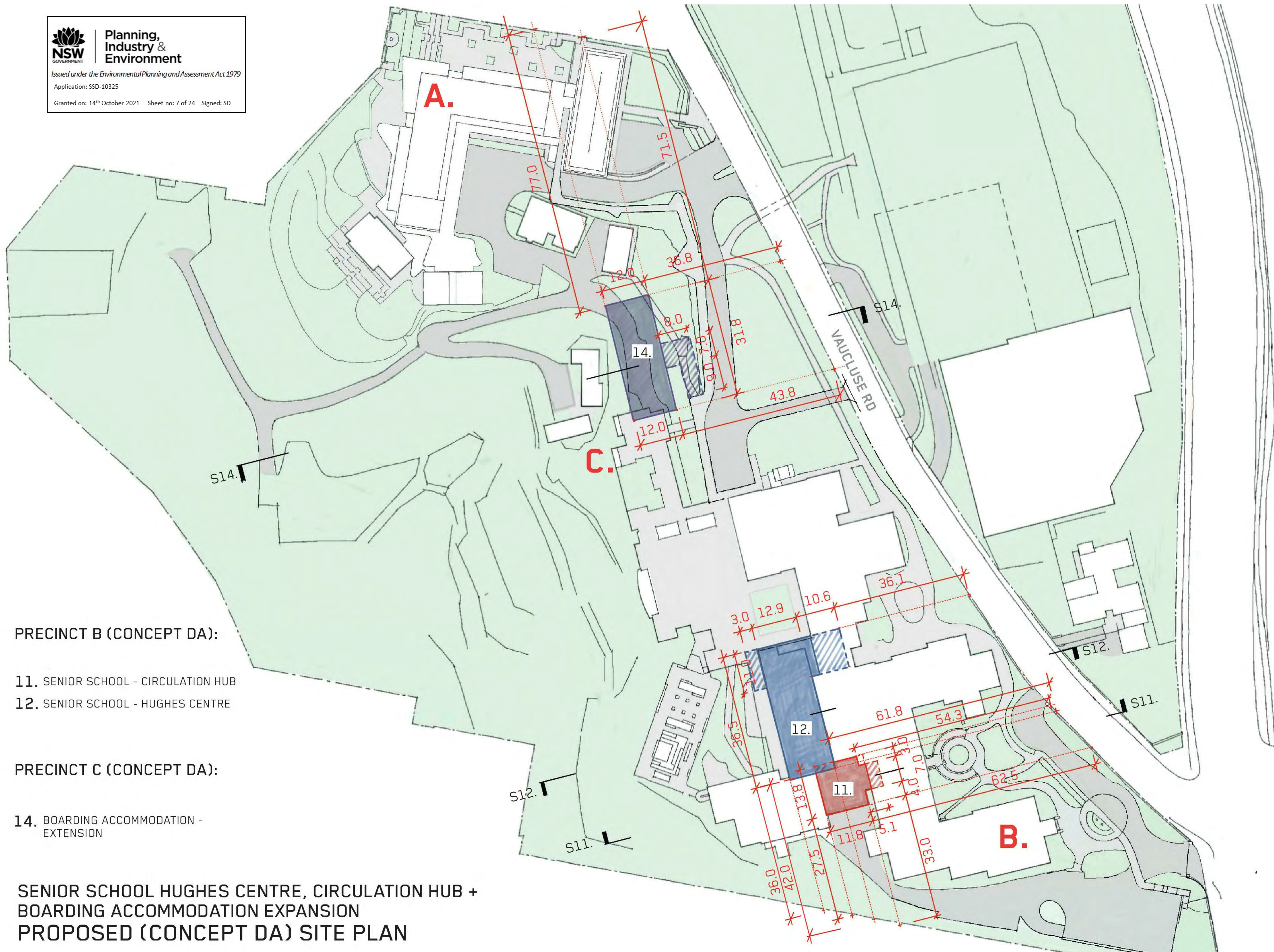






1





**PRECINCT B (CONCEPT DA):**

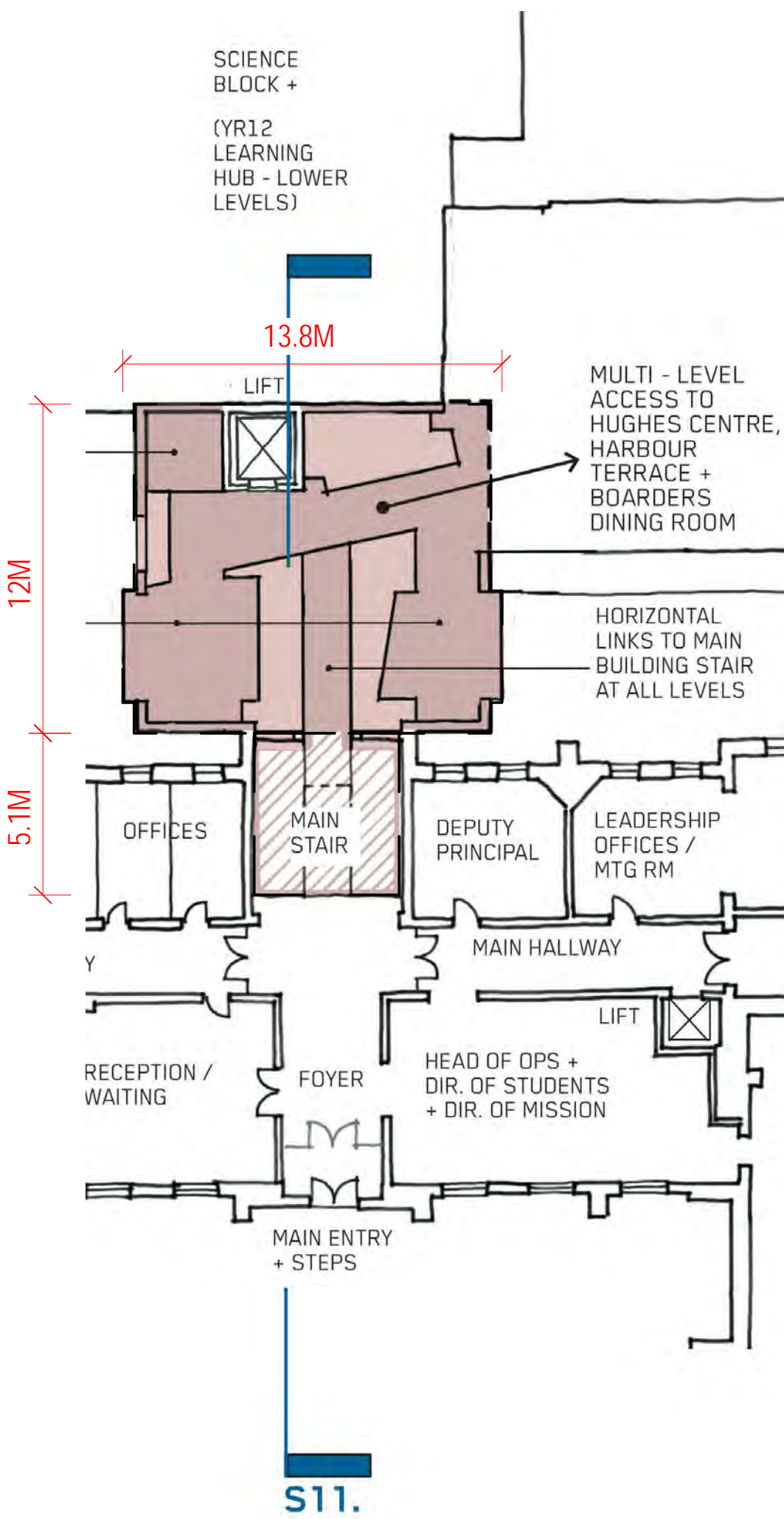
- 11. SENIOR SCHOOL - CIRCULATION HUB
- 12. SENIOR SCHOOL - HUGHES CENTRE

**PRECINCT C (CONCEPT DA):**

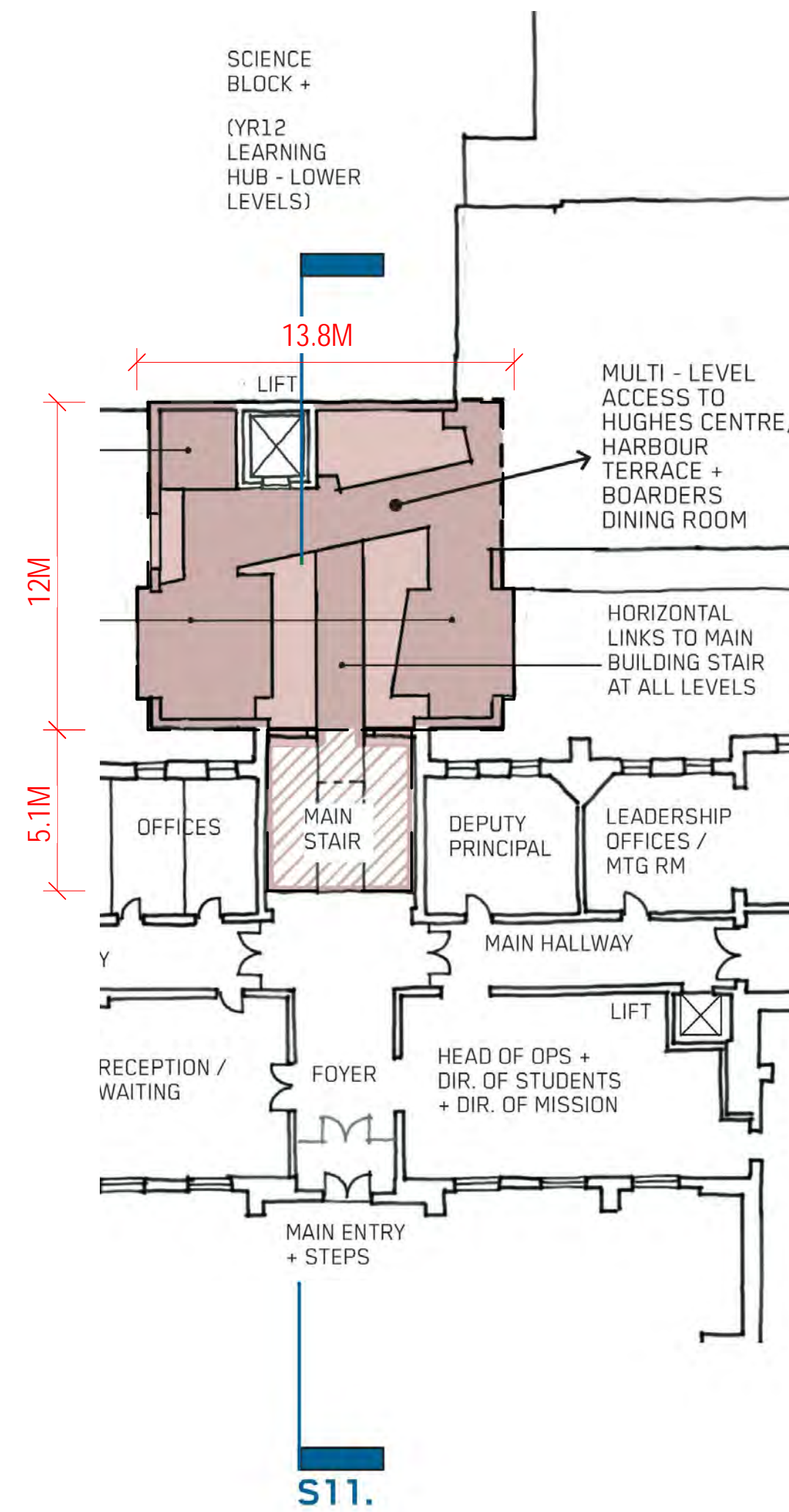
- 14. BOARDING ACCOMMODATION -  
EXTENSION

**SENIOR SCHOOL HUGHES CENTRE, CIRCULATION HUB +  
BOARDING ACCOMMODATION EXPANSION  
PROPOSED (CONCEPT DA) SITE PLAN**

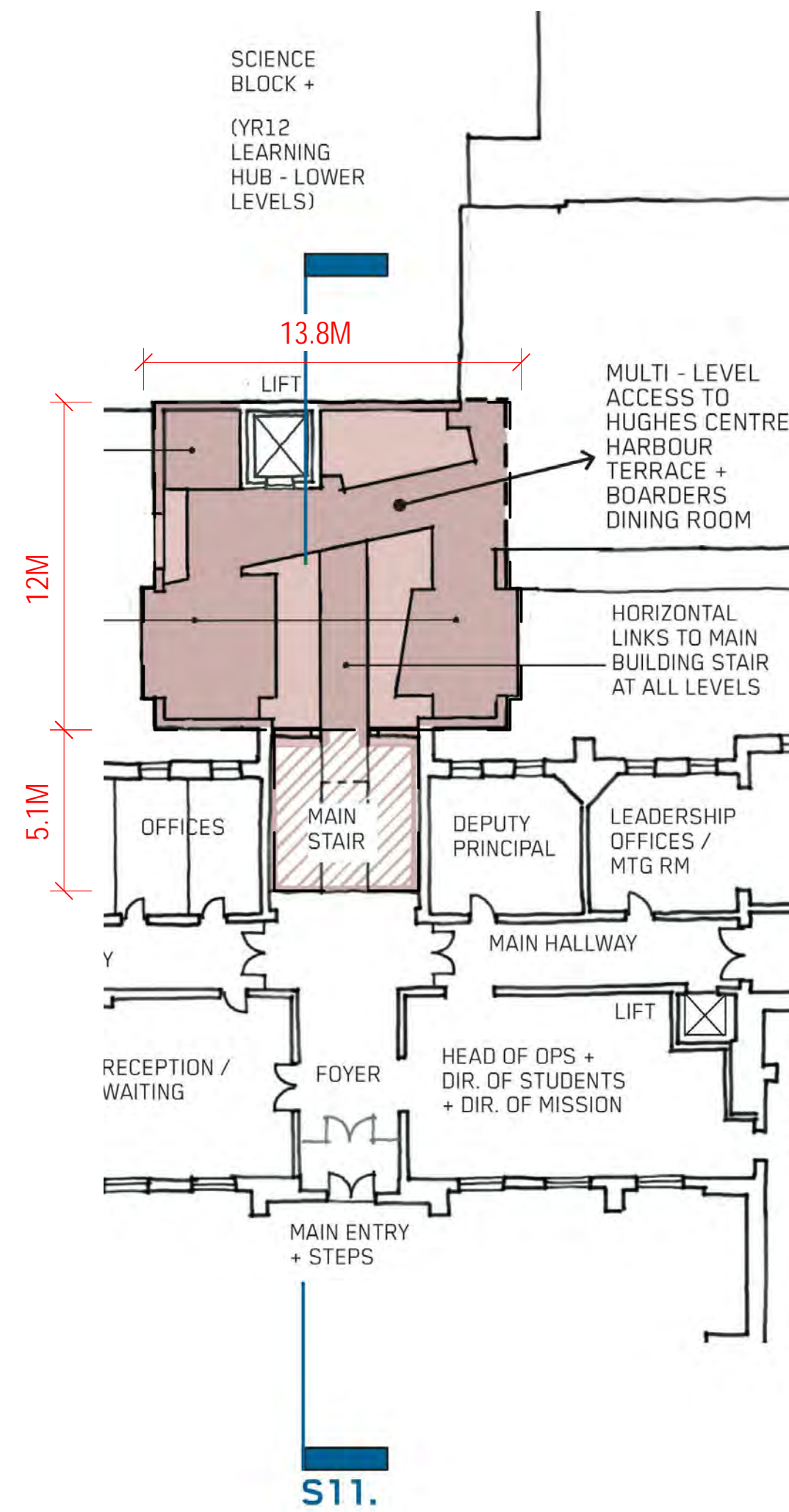




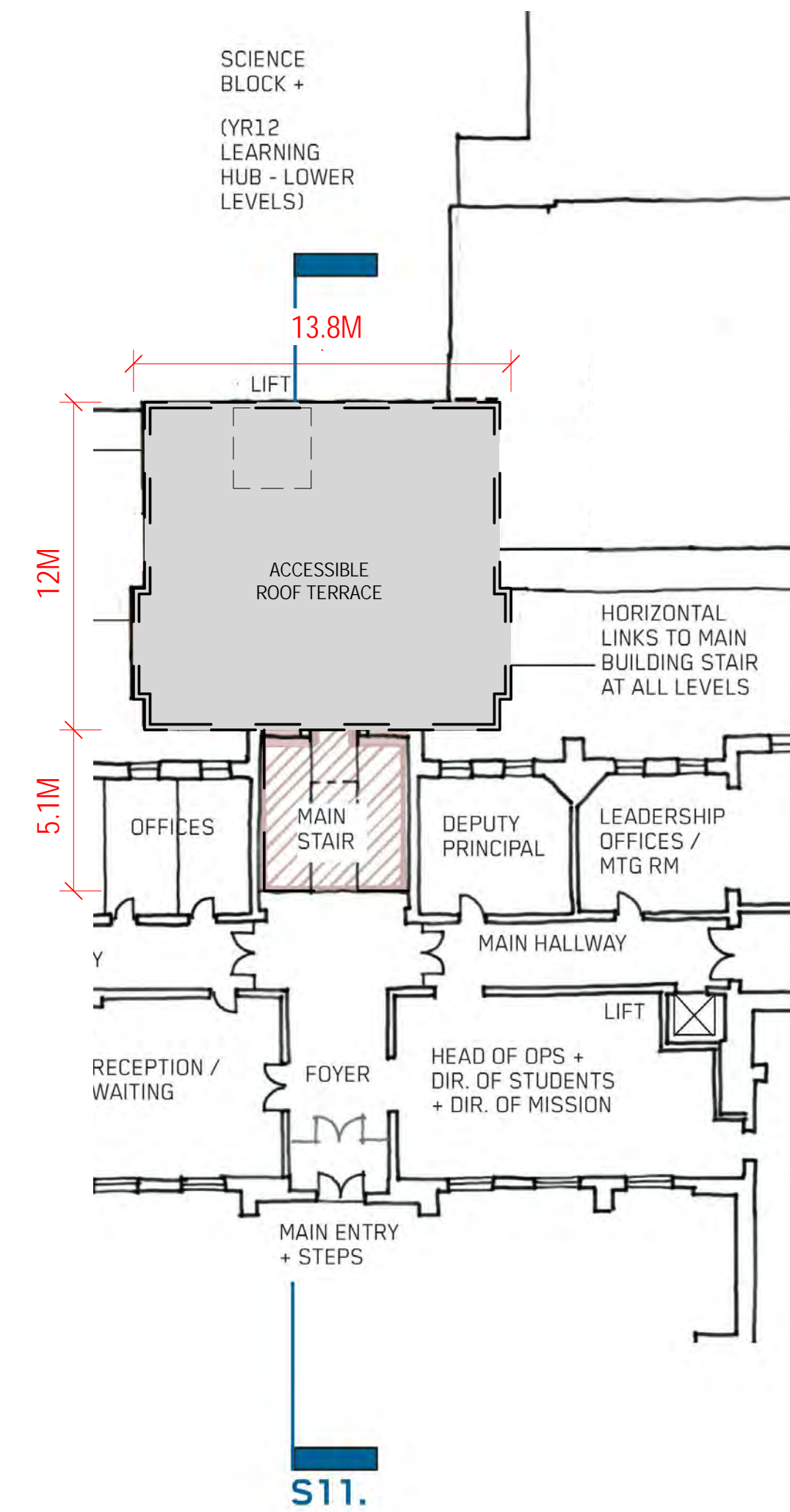
1 B11 - LEVEL 01



2 B11 - LEVEL 02



3 B11 - LEVEL 03



4 B11 - ROOF PLAN

#### CONCEPT STAGE

NOTE: INTERNAL ROOM LAYOUTS  
ARE INDICATIVELY ONLY.

GFA (ESTIMATES):

LVL 01: 160M<sup>2</sup>  
LVL 02: 160M<sup>2</sup>  
LVL 03: 160M<sup>2</sup>

(REFER ALSO TO CONCEPT SITE PLAN  
FOR BUILDING FOOTPRINT AND  
BOUNDARY SETBACKS)



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#### CLIENT

KINCOPPAL - ROSE BAY

#### PROJECT

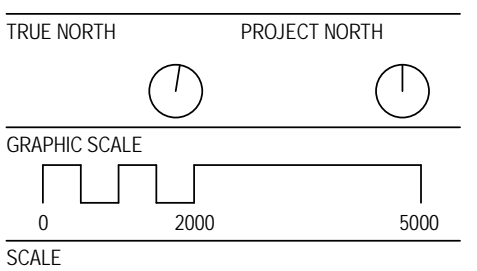
PRECINCT A, B, C

CNR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE  
NSW 2030

#### BVM PROJECT NUMBER

1802002

#### DRAWING KEY



As indicated @A1  
STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION  
DRAWING



Planning,  
Industry &  
Environment

Issued under the Environmental Planning and Assessment Act 1979

Application: SSD-10325

Granted on: 14<sup>th</sup> October 2021 Sheet no: 8 of 24 Signed: SD

#### B11 FLOOR PLANS

AR-B11-B1-02

#### ISSUE

1





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MOB. 0411 510 073

CLIENT

KINCOPPAL - ROSE BAY

PROJECT

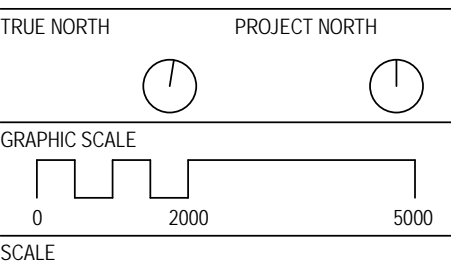
PRECINCT A, B, C

CNR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE  
NSW 2030

BVM PROJECT NUMBER

1802002

DRAWING KEY



1 : 200@A1  
STATUS

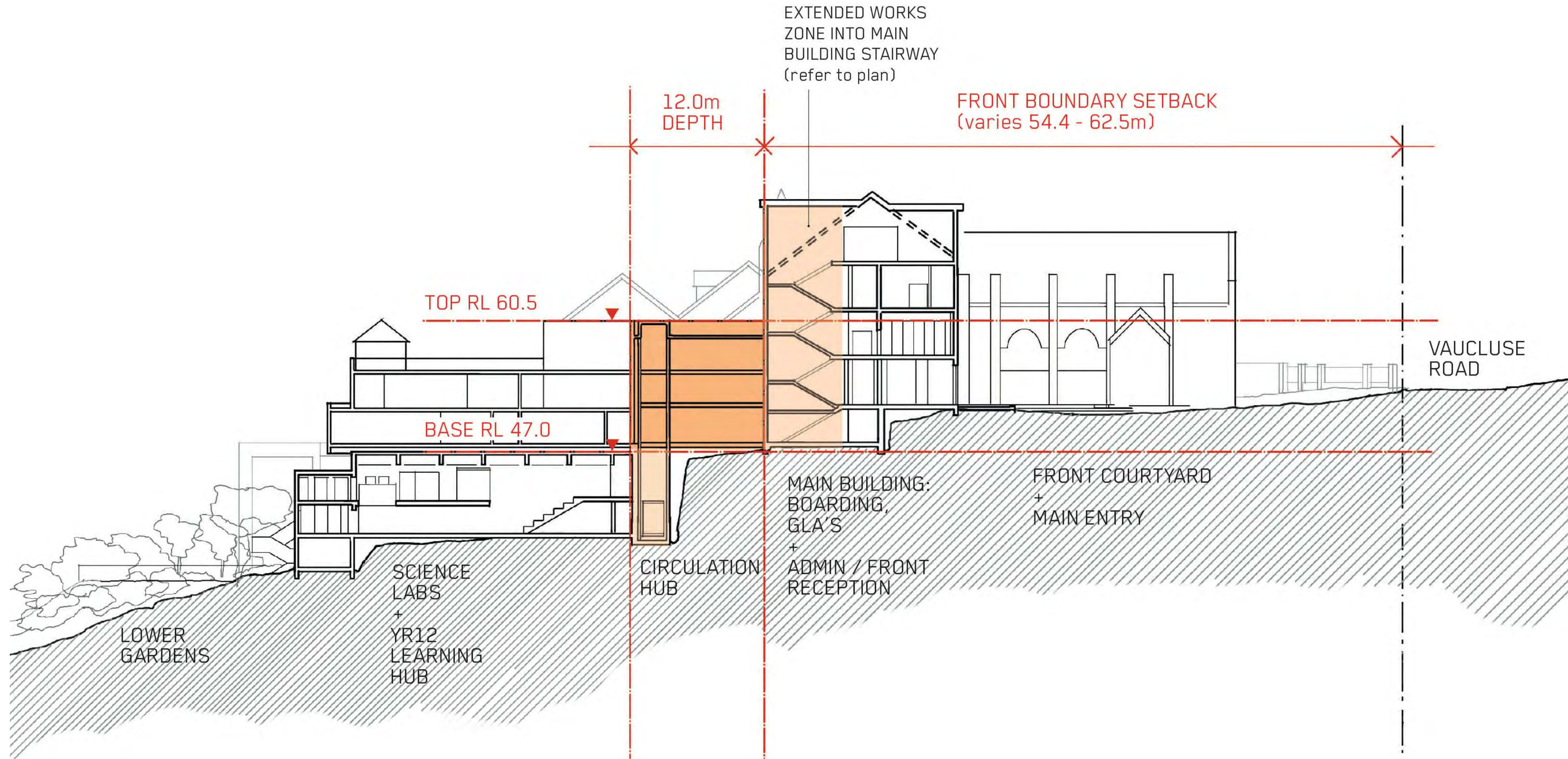
STATE SIGNIFICANT DEVELOPMENT APPLICATION  
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B11 SITE SECTION

AR-B11-D1-00

ISSUE

1



1 B11 - SITE SECTION S11



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Application: SSD-10325

Granted on: 14<sup>th</sup> October 2021 Sheet no: 9 of 24 Signed: SD

C:\REV\IT\_LOCAL\2019\1802002\_AE\_SITE\_R19\_Burnard\_MH\Rev1.rvt

17/06/2021 2:55:25 PM





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MOB. 0411 510 073

CLIENT

KINCOPPAL - ROSE BAY

PROJECT

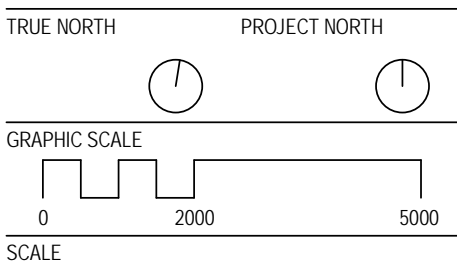
PRECINCT A, B, C

CNR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE  
NSW 2030

BVM PROJECT NUMBER

1802002

DRAWING KEY



1 : 200@A1

STATUS

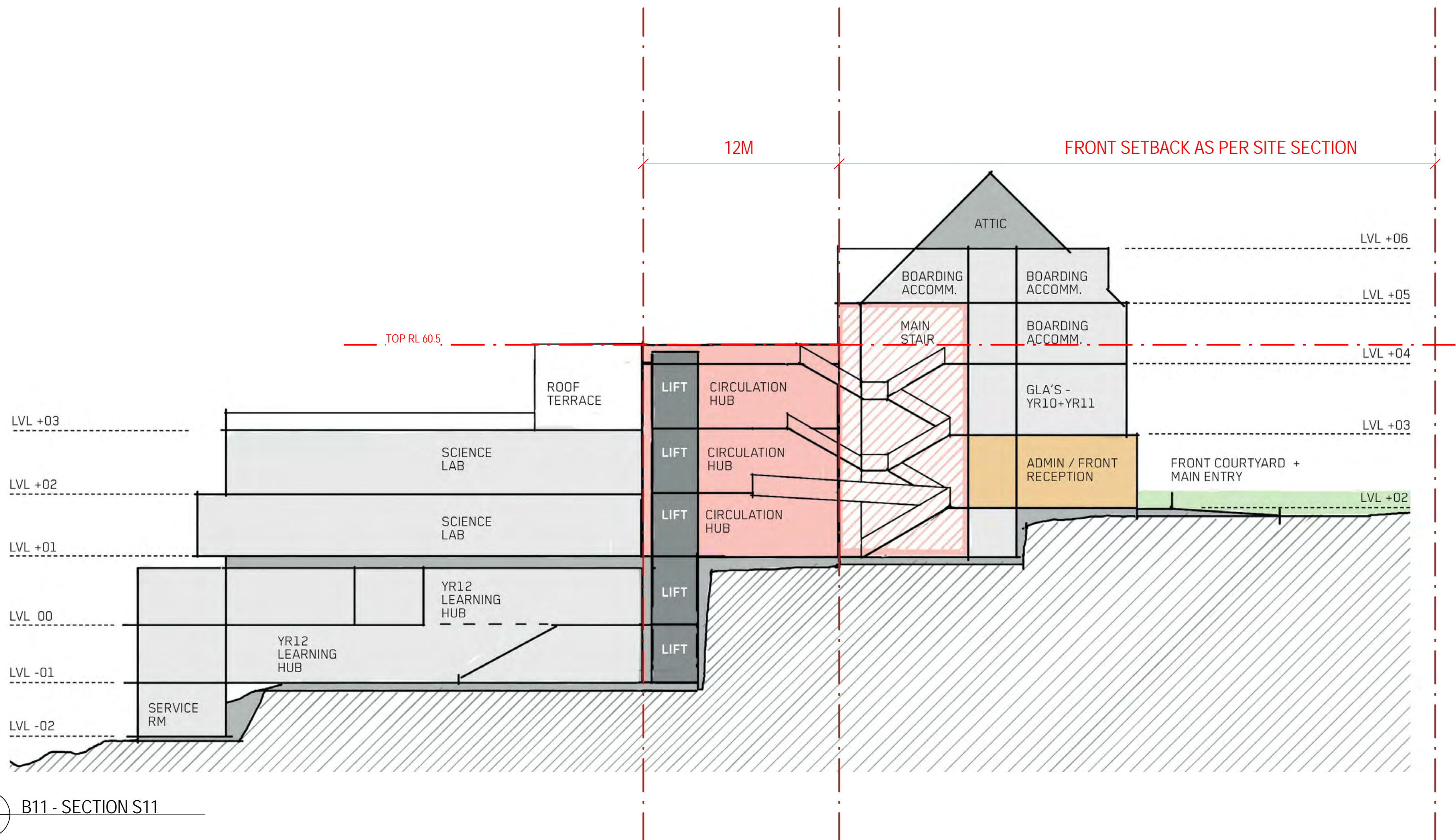
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DRAWING

B11 SECTION

AR-B11-D1-01

ISSUE

1



Planning,  
Industry &  
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Issued under the Environmental Planning and Assessment Act 1979

Application: SSD-10325

Granted on: 14<sup>th</sup> October 2021 Sheet no: 10 of 24 Signed: SD



## KINCOPPAL SCHOOL (NOT IN SCOPE OF WORKS)

NEW SOUTH HEAD ROAD

VAUCLUSE ROAD

BAYVIEW HILL ROAD

## KINCOPPAL SCHOOL

### PRECINCT A

1. EARLY LEARNING CENTRE EXTENSION + ADDITIONAL CARPARKING
2. JUNIOR SCHOOL - ASSEMBLY + GLA'S + TRAFFICABLE ROOF SPACE
3. JUNIOR SCHOOL - GLA'S + TRAFFICABLE ROOF SPACE
4. JUNIOR SCHOOL - VERTICAL CIRCULATION LINK
5. JUNIOR SCHOOL - GLA'S + AMPHITHEATRE TRAFFIC MANAGEMENT
9. TRAFFIC MANAGEMENT - PROPOSED SECONDARY ENTRY, PICK UP AND DROP OFF AND ELEVATED FOOT BRIDGE

### PRECINCT B

6. SENIOR SCHOOL - MAIN ENTRY RECEPETION + FOYER, ADMINISTRATION + LEADERSHIP OFFICES (LVL 02)
7. SENIOR SCHOOL - MAIN ENTRY FORECOURT, LANDSCAPING + ACCESSIBLE ENTRY RAMP
8. SENIOR SCHOOL - YEAR 8 CENTRE (LVL 03)
10. TRAFFIC MANAGEMENT - PROPOSED PICK UP AND DROP OFF WITH WIDENING OF EXIT ROAD
13. TRAFFIC MANAGEMENT - BUS + CAR PARKING

### PRECINCT B (CONCEPT DA)

11. SENIOR SCHOOL - CIRCULATION HUB
12. SENIOR SCHOOL - HUGHES CENTRE

### PRECINCT C (CONCEPT DA)

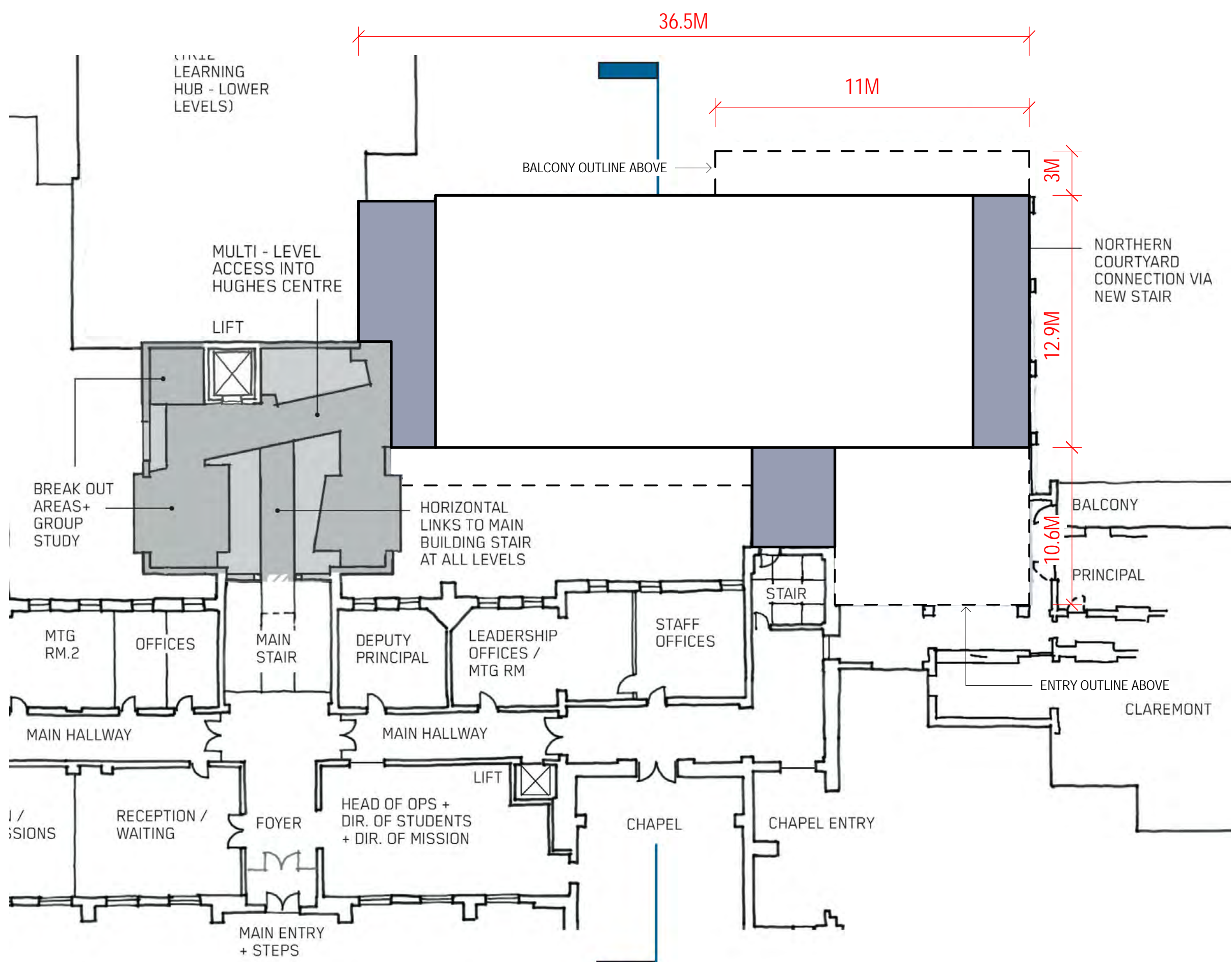
14. BOARDING ACCOMMODATION - EXTENSION

SYDNEY HARBOUR

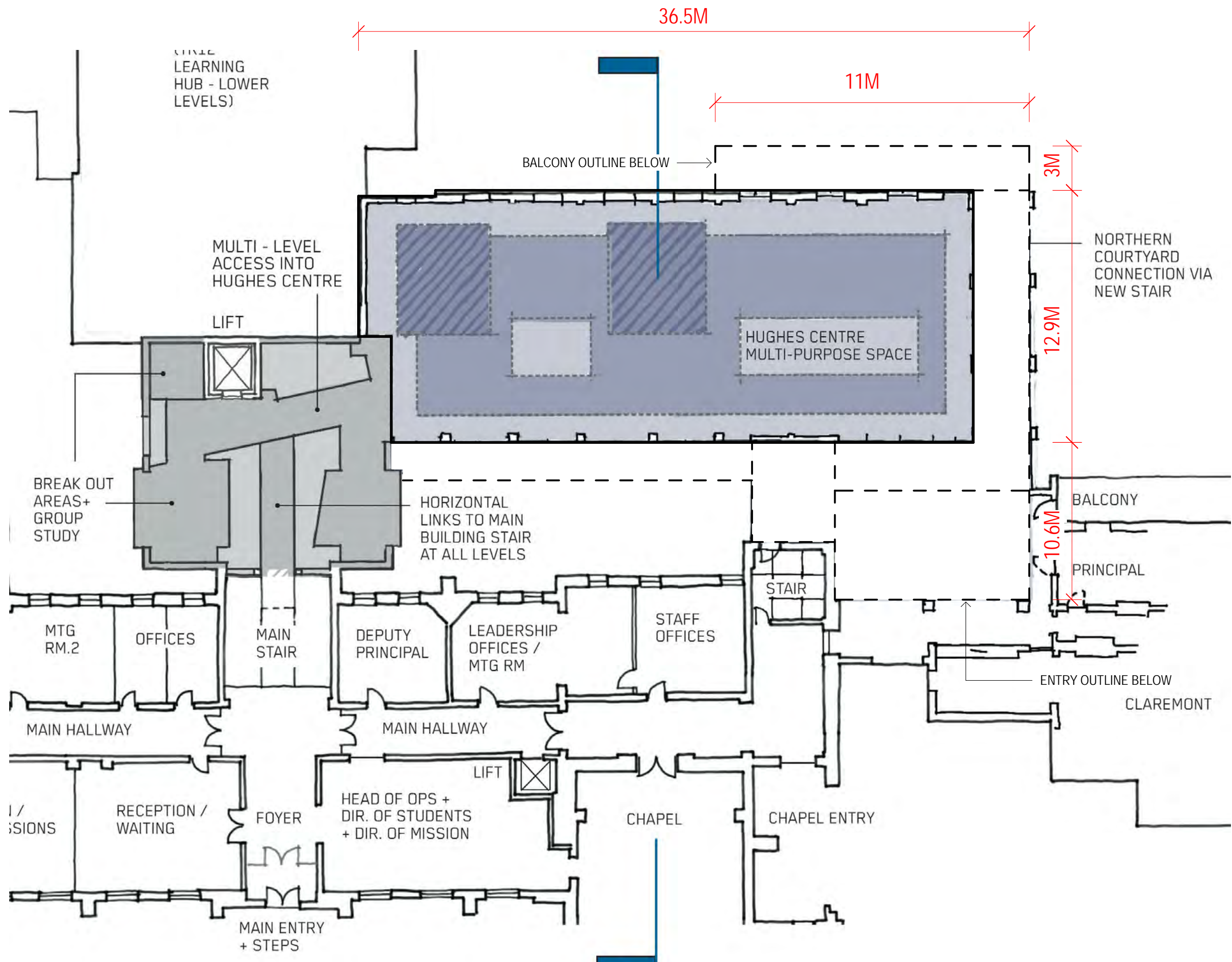




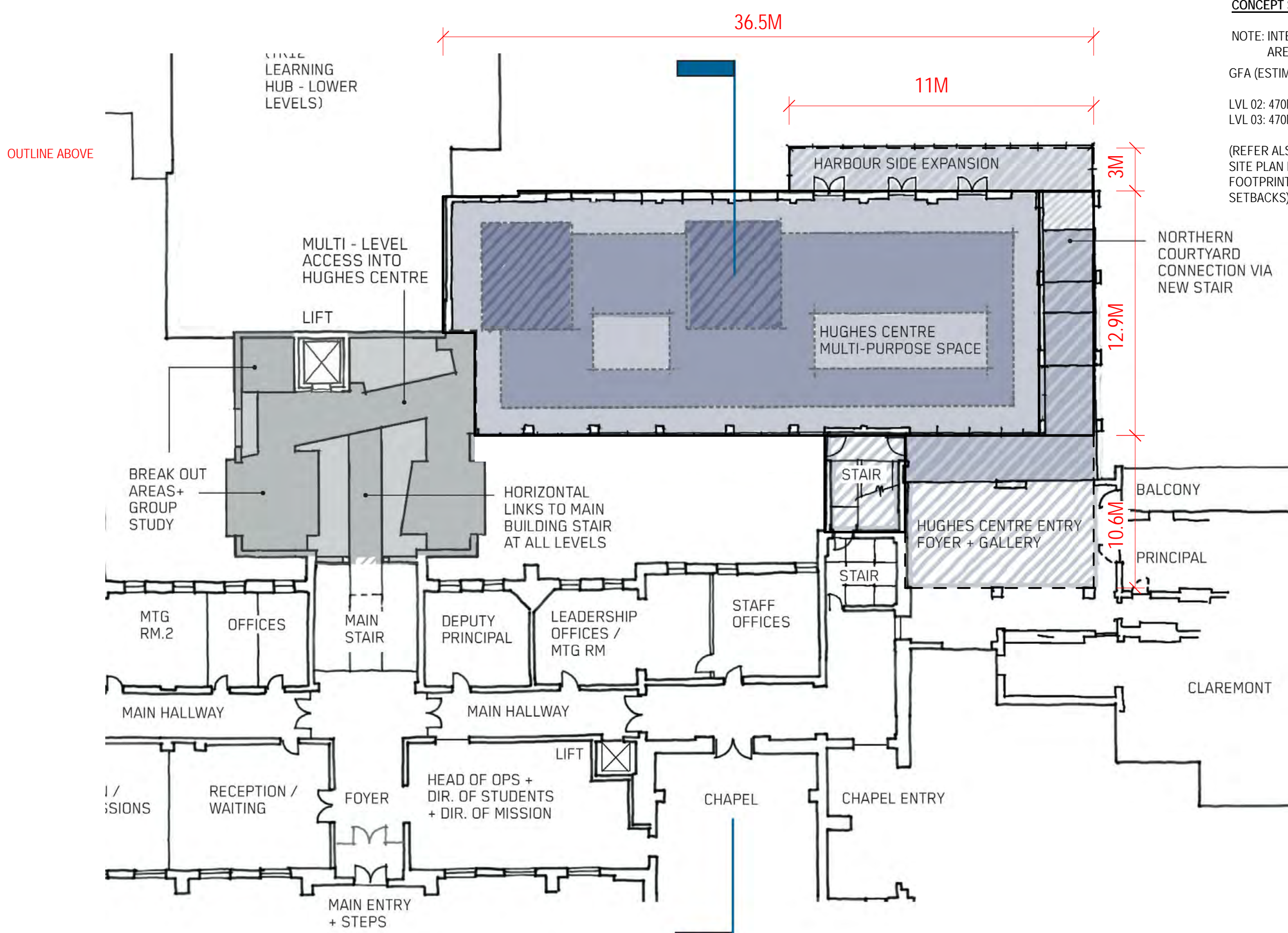




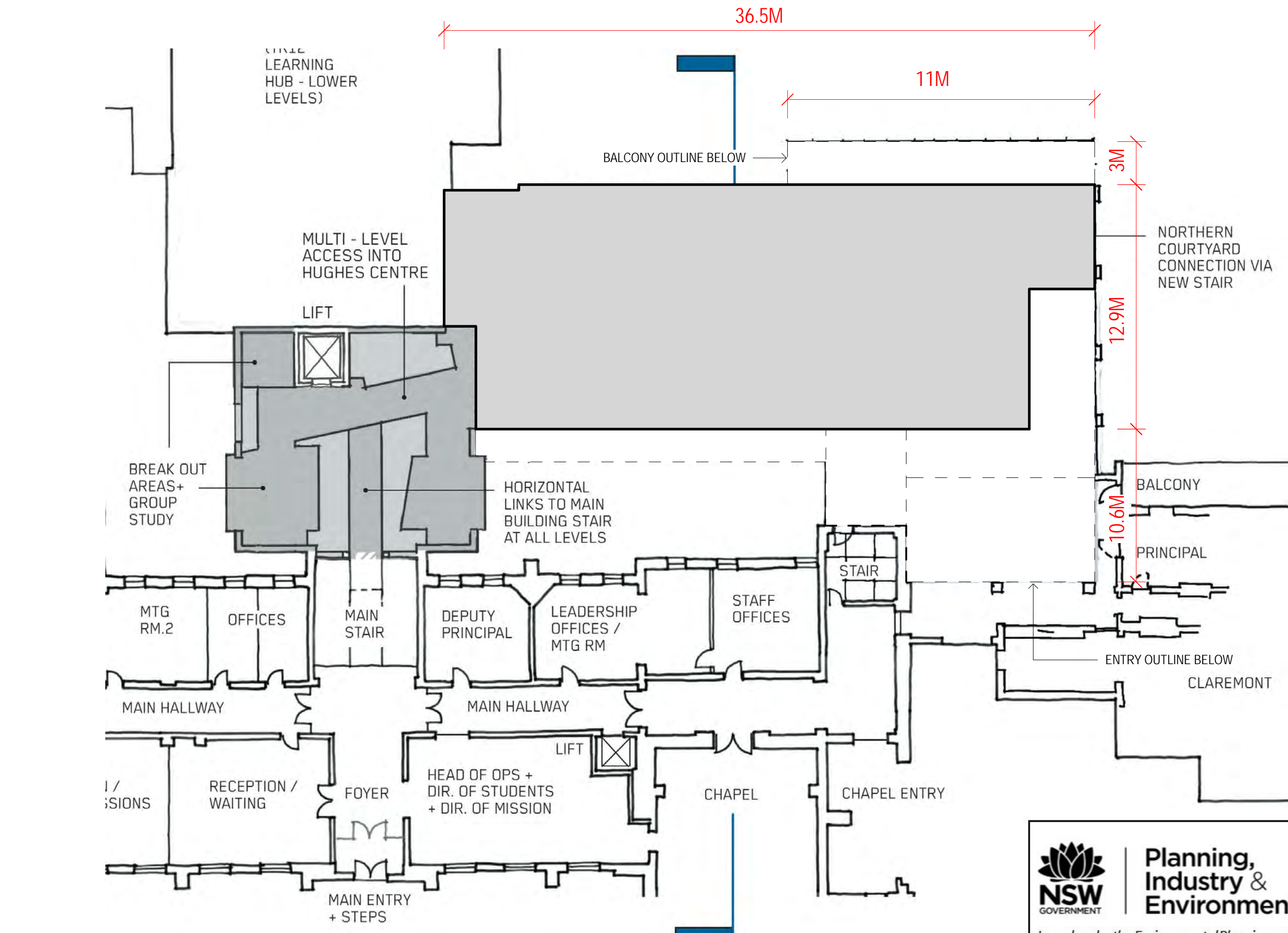
1 B12 - LV 01



3 B12 - LV 03



2 B12 - LV 02



4 B12 - ROOF PLAN

CONCEPT STAGE

NOTE: INTERNAL ROOM LAYOUTS ARE INDICATIVELY ONLY.  
GFA (ESTIMATES):  
LVL 02: 470M<sup>2</sup>  
LVL 03: 470M<sup>2</sup>  
(REFER ALSO TO CONCEPT SITE PLAN FOR BUILDING FOOTPRINT AND BOUNDARY SETBACKS)



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KINCOPPAL - ROSE BAY

PROJECT

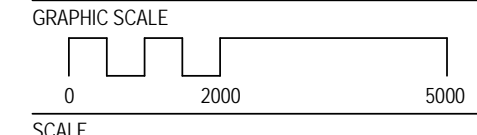
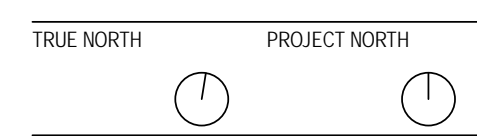
PRECINCT A, B, C

CNR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE NSW 2030

BVM PROJECT NUMBER

1802002

DRAWING KEY



As Indicated @ A1  
STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION  
DRAWING

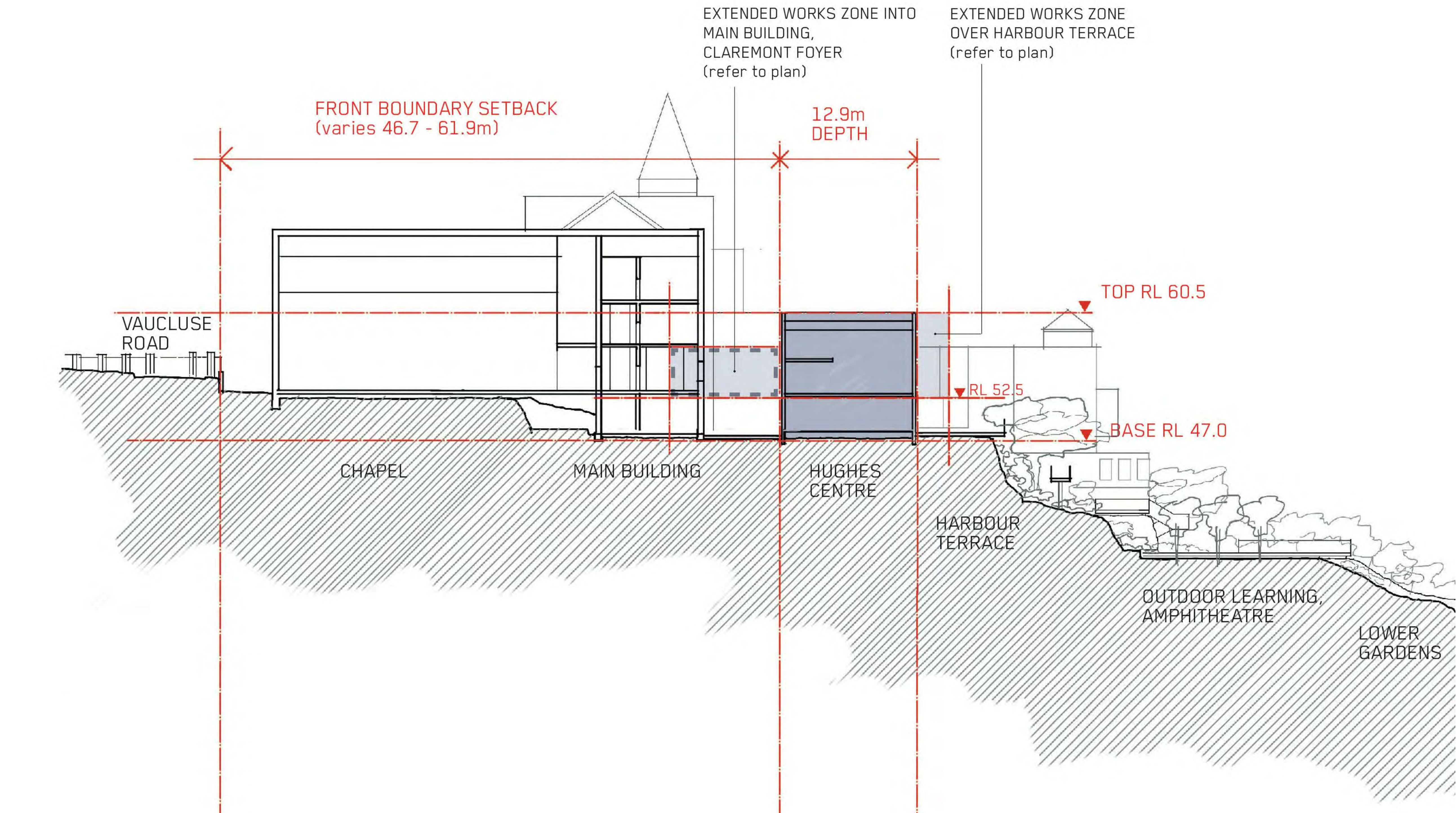
**Planning, Industry & Environment**  
NSW GOVERNMENT  
Issued under the Environmental Planning and Assessment Act 1979  
Application: SSD-10325  
Granted on: 14<sup>th</sup> October 2021 Sheet no: 13 of 24 Signed: SD

B12 FLOOR PLANS

AR-B12-B1-02

1





1 B12 SITE SECTION

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1	04.06.21	SSDA ADDITIONAL INFORMATION

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CIVIL AND STRUCTURAL ENGINEERS  
HENRY & HYAMS  
TEL 02 9417 8400  
URBAN PLANNER AND HERITAGE SPECIALIST  
DESIGN 5  
TEL 02 9319 1855  
LANDSCAPE ARCHITECT  
CAB CONSULTING  
TEL 02 9997 1085  
PROJECT MANAGER  
MAHADY MANAGEMENT  
MOB. 0411 510 073  
CLIENT  
KINCOPPAL - ROSE BAY

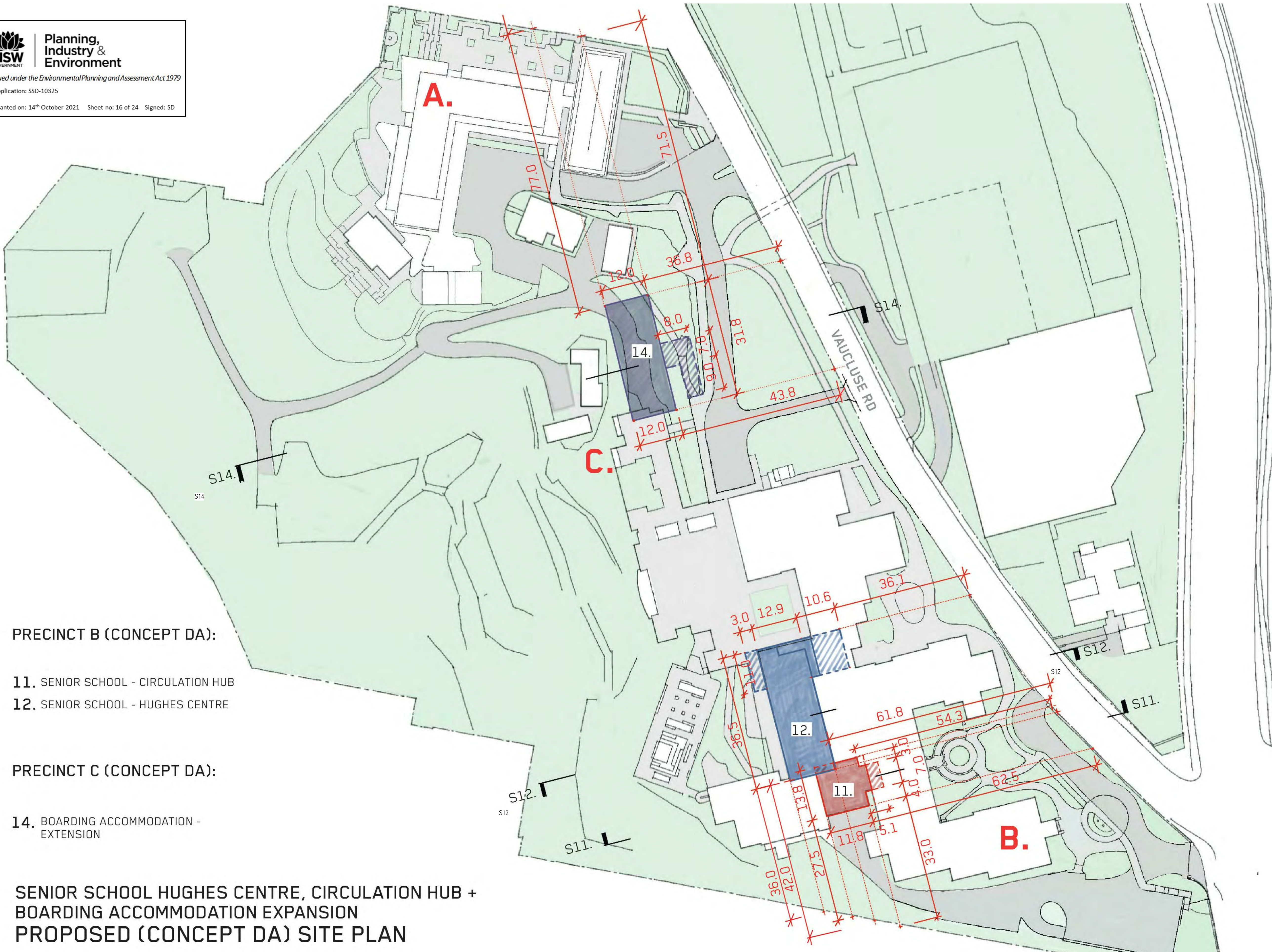
PROJECT  
PRECINCT A, B, C  
CNR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE  
NSW 2030  
BVM PROJECT NUMBER  
1802002  
DRAWING KEY

TRUE NORTH PROJECT NORTH  
GRAPHIC SCALE  
0 2000 5000  
SCALE  
1 : 200@A1  
STATUS  
STATE SIGNIFICANT DEVELOPMENT APPLICATION  
DRAWING









### PRECINCT B (CONCEPT DA):

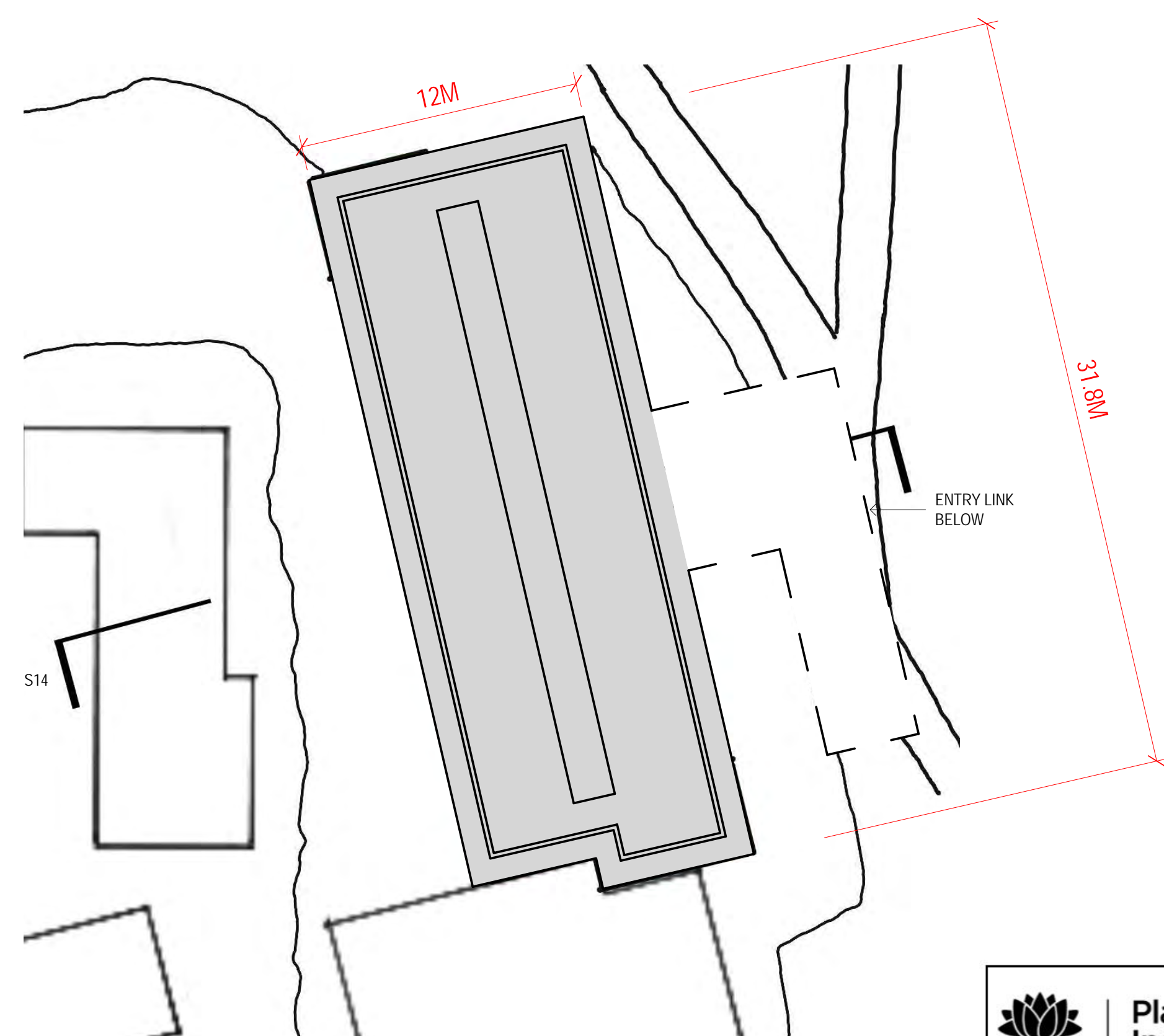
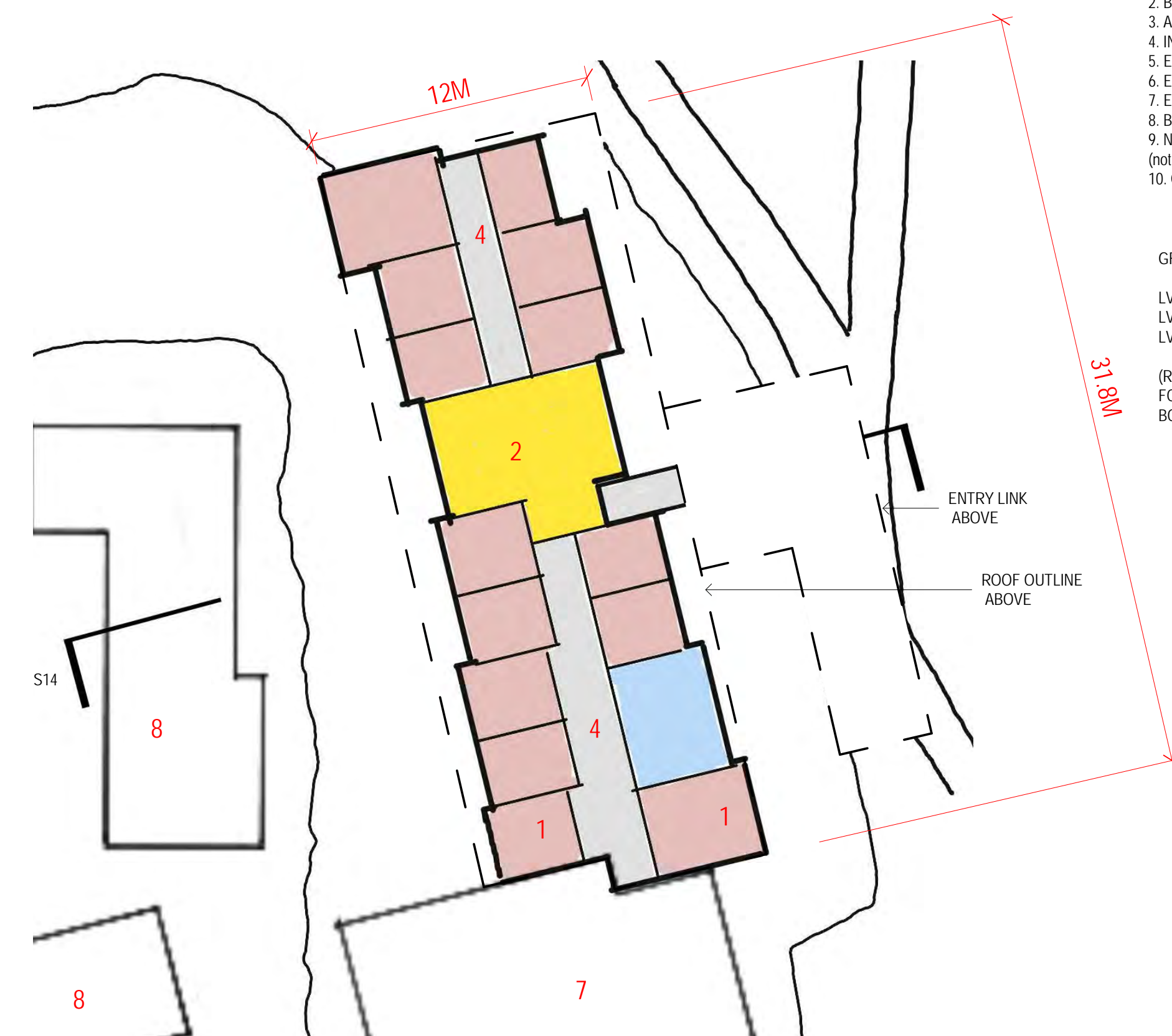
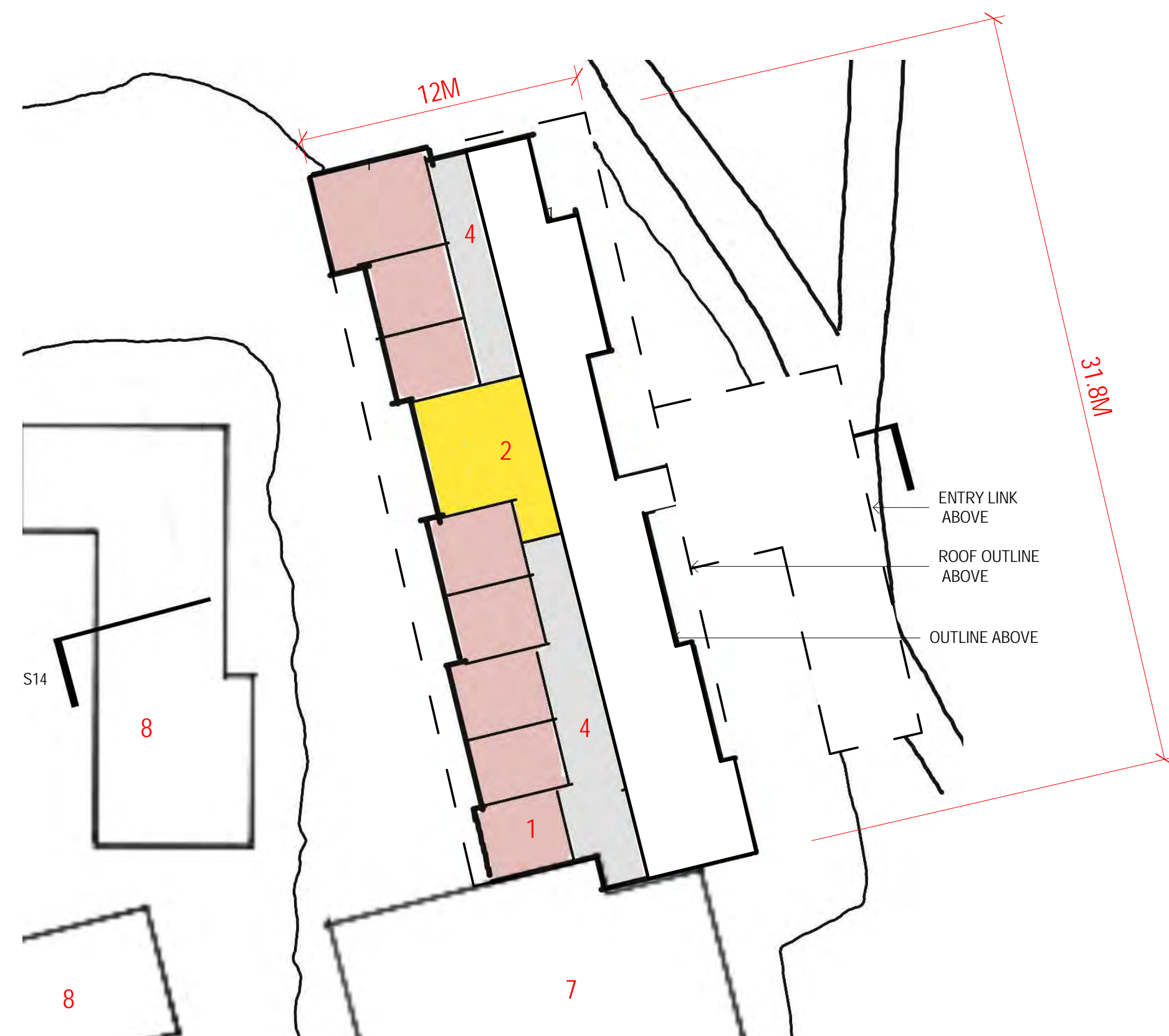
- 11. SENIOR SCHOOL - CIRCULATION HUB
- 12. SENIOR SCHOOL - HUGHES CENTRE

### PRECINCT C (CONCEPT DA):

- 14. BOARDING ACCOMMODATION -  
EXTENSION

## SENIOR SCHOOL HUGHES CENTRE, CIRCULATION HUB + BOARDING ACCOMMODATION EXPANSION PROPOSED (CONCEPT DA) SITE PLAN





1. BOARDERS BEDROOM
2. BOARDERS COMMON AREA
3. AMENITIES
4. INTERNAL CIRCULATION
5. ENTRY LINK
6. EXTERNAL PATHWAY NETWORK
7. EXISTING SENIOR BOARDING SHELTON HOUSE
8. BOARDING STAFF ACCOMMODATION UNIT
9. NEIGHBOURING CAMPUS BUILDINGS  
(not part of school facilities - SHEM)
10. GROTTO + LAWN

GFA (ESTIMATES):

LVL -02: 250M<sup>2</sup>

LVL -01: 385M<sup>2</sup>

LVL 00: 363M<sup>2</sup>

(REFER ALSO TO CONCEPT SITE PLAN  
FOR BUILDING FOOTPRINT AND  
BOUNDARY SETBACKS)

NSW ARCHITECTS REGISTRATION BOARD /  
NOMINATED ARCHITECTS

6501 ABBIE GALVIN  
9356 NINOTSCHKA TITCHKOSKY  
7115 JULIAN ASHTON  
7053 MATTHEW BLAIR  
7151 PHILLIP ROSSINGTON  
4937 JAMES GROSE

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[illegible]

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TEL 02 9997 1085

PROJECT MANAGER  
MAHADY MANAGEMENT  
MOB. 0411 510 073

CLIENT

KINCOPPAL - ROSE BAY

PROJECT

PRECINCT A, B, C

CNR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE  
NSW 2030

BVN PROJECT NUMBER

1802002

### DRAWING KEY

1:200@A1

---

STATUS

STATE SIGNIFICANT DEVELOPMENT APPLICATION  
DRAWING

## C14 FLOOR PLANS

AR-C14-B1-02

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SUE



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TEL 02 9997 1895

EL 02 9997 1085

## PROJECT MANAGER

MOB. 0411 510 073

CLIENT

.....

CLINCOPPAL - ROSE

PROJECT

PRECINCT A, B, C

NR NEW SOUTH HEAD ROAD & VAUCLUSE RD, VAUCLUSE  
SW 2030

VN PROJECT NUMBER

802002

### RAWING KEY

RUE NORTH

PROJECT NORTH



GRAPHIC SCALE

11

0

1 : 200@A1

STATUS

TATE SIGNIFICANT DEVELOPMENT APPLICATION

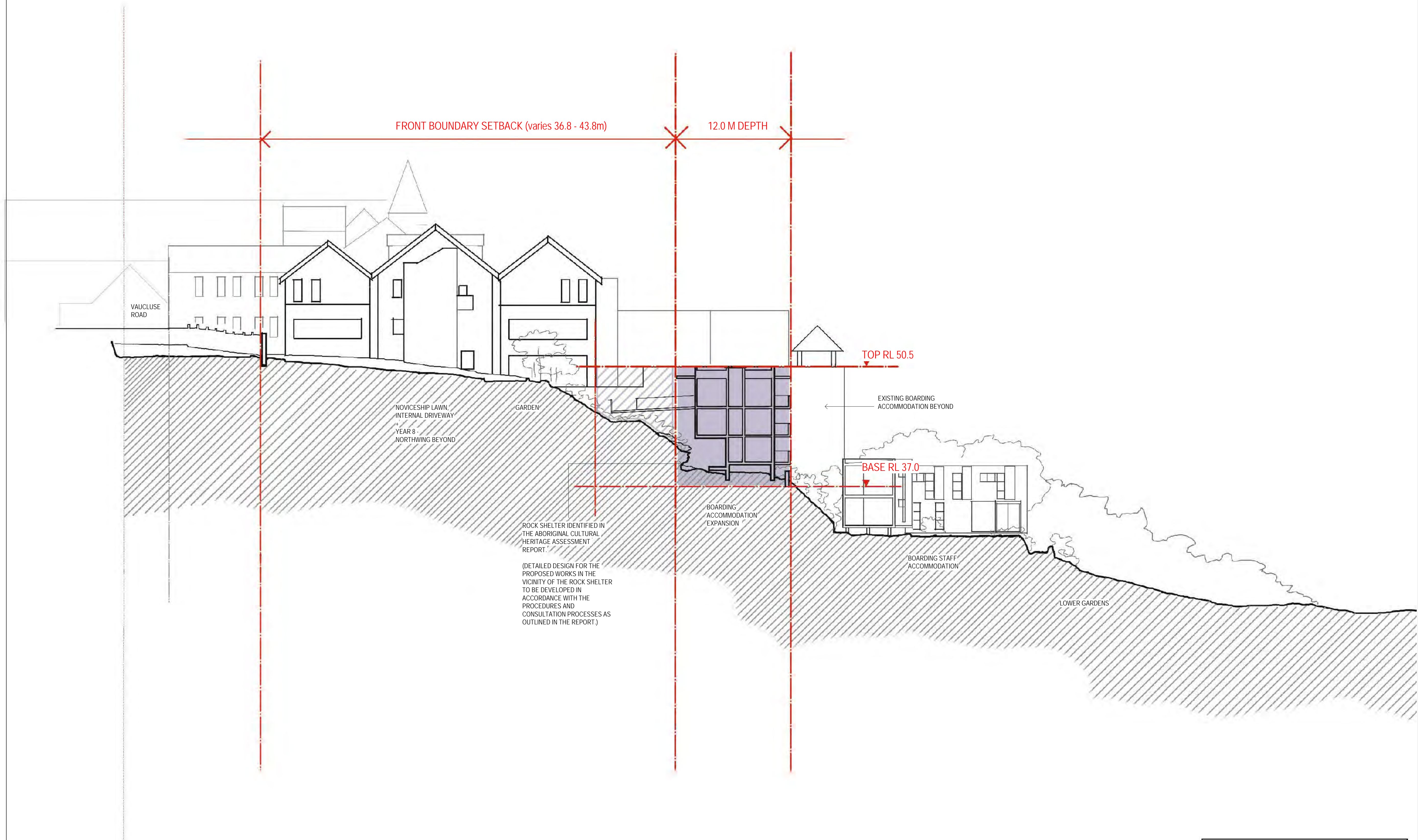
## RAWING

C14 SITE SECTION

AR-C14-D1-00

SSUE

1



1 C14 - SITE SECTION S14



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# LANDSCAPE CONCEPT PLAN



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## PRECINCT A

- 1. EARLY LEARNING CENTRE EXTENSION + ADDITIONAL CARPARKING
- 2. JUNIOR SCHOOL - ASSEMBLY + GLA'S + TRAFFICABLE ROOF SPACE
- 3. JUNIOR SCHOOL - GLA'S + TRAFFICABLE ROOF SPACE
- 4. JUNIOR SCHOOL - VERTICAL CIRCULATION LINK
- 5. JUNIOR SCHOOL - GLA'S + AMPHITHEATRE TRAFFIC MANAGEMENT
- 9. TRAFFIC MANAGEMENT - PROPOSED SECONDARY ENTRY, PICK UP AND DROP OFF AND ELEVATED FOOT BRIDGE

## PRECINCT B

- 6. SENIOR SCHOOL - MAIN ENTRY RECEPTION + FOYER, ADMINISTRATION + LEADERSHIP OFFICES (LVL 02)
- 7. SENIOR SCHOOL - MAIN ENTRY FORECOURT, LANDSCAPING + ACCESSIBLE ENTRY RAMP
- 8. SENIOR SCHOOL - YEAR 8 CENTRE (LVL 03)
- 10. TRAFFIC MANAGEMENT - PROPOSED PICK UP AND DROP OFF WITH WIDENING OF EXIT ROAD
- 13. TRAFFIC MANAGEMENT - BUS + CAR PARKING

## PRECINCT B (CONCEPT DA)

- 11. SENIOR SCHOOL - CIRCULATION HUB
- 12. SENIOR SCHOOL - HUGHES CENTRE

## PRECINCT C (CONCEPT DA)

- 14. BOARDING ACCOMMODATION - EXTENSION



LEGEND

CONCEPT DESIGNS

NEW LANDSCAPE





# CONCEPT TREE MANAGEMENT PLAN



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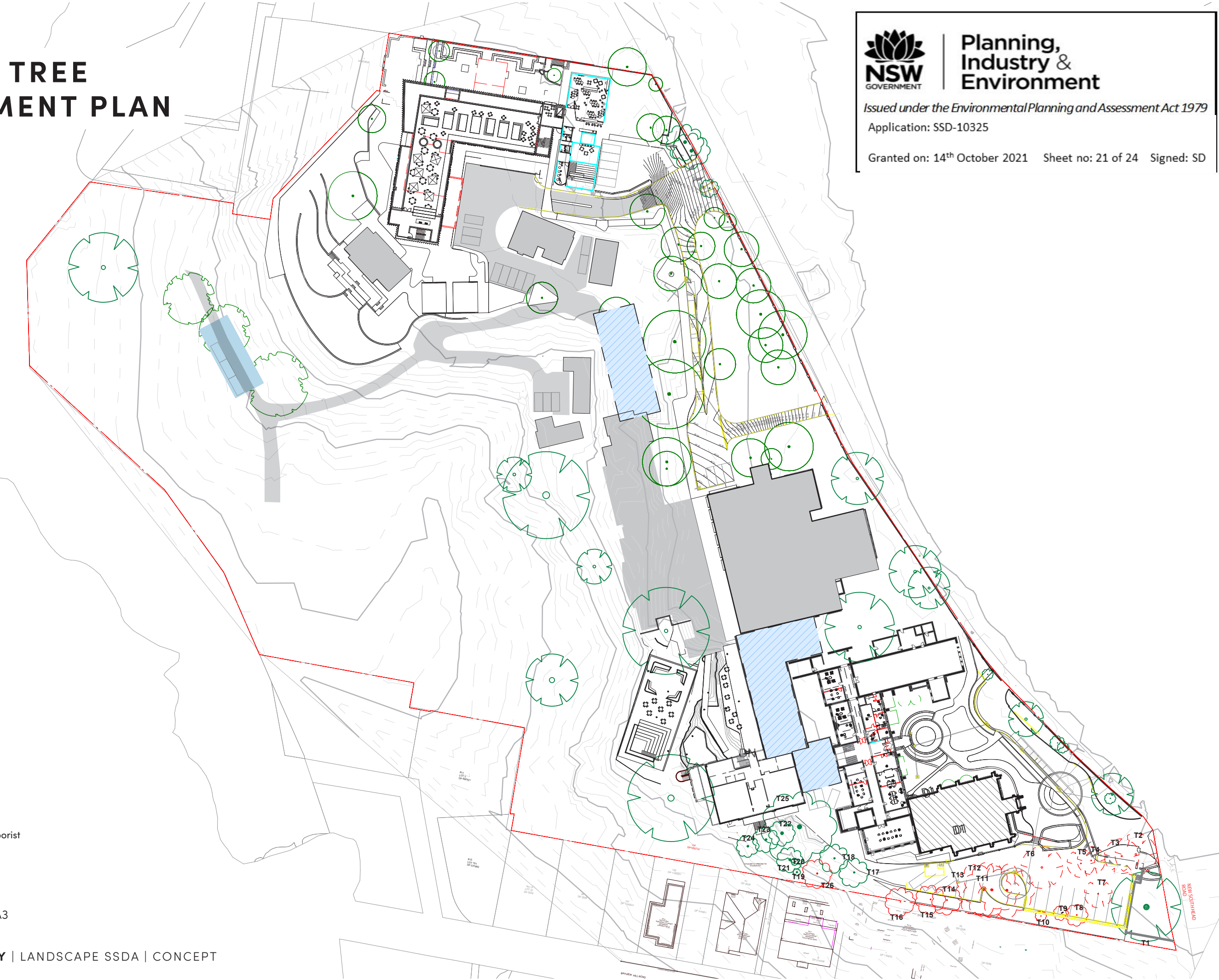
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LEGEND

- Trees to be removed
- Trees to be retained

NOTE: All trees not numbered by Arborist  
are assumed to be retained





# MATERIALS PALETTE



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## PAVING



P1 INSITU CONCRETE PAVING



P2 GRANITE PAVING INLAYS



P3 SANDSTONE UNIT PAVERS



P4 ENVIROPAVER ROOCYCLE PERMEABLE PAVER / MOODIE OUTDOOR PRODUCTS

## WALLS



SANDSTONE BLEACHER SEATING



SANDSTONE RETAINING WALLS



SANDSTONE STAIRS

## SHADE SAILS



WHITE SHADE SAILS /ALFRESCO SHADE



PLANTING PALETTE



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CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	DENSITY	QUANTITY
MAIN ENTRY COURTYARD & PARKING AREAS							
TREES							
Ac	Angophora costata	Sydney Red Gum	25000mm	6000-12000mm	50L	As shown	1
Wf	Waterhousea floribunda	Weeping Lilly Pilly	10000mm	7000mm	100L	As shown	5
Bi	Banksia integrifolia	Coast Banksia	10000mm	5000-10000mm	50L	As shown	2
Hf	Howea forsteriana	Kentia Palm	10000mm	3000mm	100L	As shown	4
Cr	Callitris rhomboidea	Oyster Bay Pine	9000mm	2000-4000mm	50L	As shown	2
SHRUBS							
Bt	Bambusa textilis gracilis	Slender Weavers	6000mm	1500-2000mm	45L	As shown	10
Sa	Syzygium australe 'Hinterland Gold'	Gold Lilly Pilly	6000mm	3000mm	50L	1500mm	13
D	Drepanostachyum falcatum	Himalayan Weeping Bamboo	4000mm	1000mm	300mm pot	As shown	7
Pm	Philotheca myoporoides	Long-leaf Wax Flower	2000mm	800-1000mm	25L	As shown	17
Ri	Rhaphiolepis indica 'cosmic white'	Indian Hawthorn	1500mm	1500mm	200mm pot	As shown	3
Bs	Buxus sempervirens	Common Box	1200mm hedge form	1500-5000mm	5L	900mm	85
Ro	Rhaphiolepis indica 'Oriental pearl'	Indian Hawthorn	1000mm	1500mm	200mm pot	As shown	15
UNDERSTOREY							
Lv	Lomandra longifolia 'Verday'	Lomandra	600mm	1000m	200mm pot	500mm	1728
JUNIOR SCHOOL & NORTH ENTRY							
TREES							
Bl	Bambusa lako	Timor black bamboo	15000mm	600mm	45L	950mm	27
Ns	Nyssa sylvatica 'Forum'	Tupelo	11000mm	5000mm	100L	As shown	5
Fp	Fraxinus pennsylvanica 'Urbanite'	Urbanite Ash	11000mm	8000mm	100L	As shown	1
Jm	Jacaranda mimosifolia	Blue Jacaranda	10000mm	8000mm	100L	As shown	2
Ca	Cupaniopsis anacardioides	Tuckeroo	8000mm	5000mm	50L	As shown	2
As	Acmena smithii 'Sublime'	Sublime Lilly Pilly	5000mm	3000mm	75L	As shown	4
SHRUBS							
Sn	Syzygium australe 'Narrow Leaf'	Narrow Leaf Scrub Cherry	5000mm	1500mm	45L	As shown	8
Ep	Elaeagnus pungens	Thorney Olive	4000mm hedge form	4000mm	300mm pot	900mm	53
Cj	Camellia japonica 'Aspasia Macarthur'	Common Camelia	2100mm hedge form	1800-3000mm	50L	1750mm	6
Aa	Acmena 'Allyns Magic'	Lilly Pilly	1000mm	1000mm	200mm pot	As shown	9
Bs	Buxus sempervirens	Common Box	1000mm	1200mm	25L	600mm	13
UNDERSTOREY							
Lt	Lomandra tanika	Mat Rush	900mm	650mm	200mm pot	500mm	
Lm	Liriope muscari 'Evergreen Giant'	Turf Lily	800mm	500mm	200mm pot	450mm	264
Dc	Dianella caerulea	Blue Flax-lily	600mm	1500mm	200mm pot	600mm	68
Op	Ophiopogon planiscapus 'Nigrescens'	Black mondo grass	300mm	300mm	200mm pot	500mm	136
Ma	Muehlenbeckia axillaris	Sprawling wirevine	Scrambler	600mm	Tube	600mm	41
Pt	Parthenocissus tricuspidata	Boston ivy	Climber	3000mm	Tube	600mm	2

TREES



Angophora costata



Waterhousea floribunda



Banksia integrifolia



Howea forsteriana

SHRUBS



Rhaphiolepis indica 'Oriental pearl'



Bambusa textilis gracilis



Syzygium australe 'Hinterland Gold'



Drepanostachyum falcatum



Elaeagnus pungens



Camellia japonica 'Aspasia Macarthur'



Acmena 'Allyns Magic'



Buxus sempervirens

UNDERSTOREY



Lomandra longifolia 'Verday'



Lomandra tanika



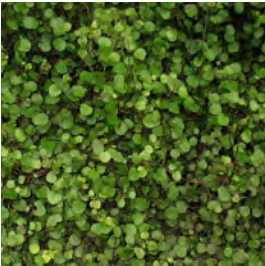
Liriope muscari 'Evergreen Giant'



Dianella caerulea



Ophiopogon planiscapus 'Nigrescens'



Muehlenbeckia axillaris



Parthenocissus tricuspidata



CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	POT SIZE	DENSITY	QUANTITY
JUNIOR SCHOOL: ROOF TERRACE PLANTING							
TREES							
Pa	Plumeria acutifolia	Red Frangipani	6000mm	8000mm	100L	As shown	1
Cv	Callistemon viminalis	Weeping Bottlebrush	4000mm	4500mm	25L	As shown	4
SHRUBS							
Ri	Rhaphiolepis indica intermedia	Indian Hawthorn	1500mm	1500mm	200mm pot	As shown	17
Wf	Westringia fruticosa 'Zena'	Costal Rosemary	1500mm	2000mm	5L	As shown	3
UNDERSTOREY							
Ac	Atriplex cinerea	Grey Saltbush	900mm	3000mm	tube	600mm	68
Lt	Lomandra tanika	Mat Rush	900mm	650mm	200mm pot	500mm	716
Cg	Carpobrotus glaucescens	Pigface	300mm	2000mm	tube	400mm	455
Ss	Senecio serpens 'Blue Chalk Sticks'	Blue Chalk Sticks	150mm	900mm	tube	400mm	272
Sh	Perennials & Seasonal herbs mix	Species will be further developed during DD phase				300mm	-

TREES



Plumeria acutifolia



Callistemon viminalis

SHRUBS



Rhaphiolepis indica intermedia



Westringia fruticosa 'Zena'

CASCADING GROUNDCOVERS



Atriplex cinerea



Lomandra tanika



Carpobrotus glaucescens



Senecio serpens 'Blue Chalk Sticks'



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