


CONTEXT

JERRABOMBERRA HIGH SCHOOL STAGE 2

Landscape Design Report

A dark background featuring a circular area with a white topographic map pattern. The pattern consists of concentric, irregular lines representing land contours. A large white quotation mark is positioned in the upper left of this circular area.

“

*CONTEXT acknowledges the
Traditional Custodians of the land, and
recognises Elders past and present.
Through authentic engagement with
Aboriginal people and the landscapes
within which we work, we strive to
deepen our understanding of Country
and our relationship with its People.*

Stage 2 - Addition to the approved Jerrabomberra High School

Landscape Design Report

by
CONTEXT Landscape Architecture

in collaboration with TKD Architects

for
NSW Department of Education (DoE)

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Context and our design team collaborators acknowledge the Traditional Custodians of the land, and recognise Elders past and present.

Through authentic engagement with Aboriginal people and the landscapes within which we work, we strive to deepen our understanding of Country and our relationship with its People.

Document Control

Revision	Date	Description	By	Approved
A	27.07.23	For QPRC DA Submission	RL	BR

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1. Introduction

This Landscape Design Report has been prepared by CONTEXT on behalf of the NSW Department of Education (DoE) to support a development application (DA) to Queanbeyan-Palerang Council (Council) for an addition to the approved Jerrabomberra High School located at 101 Environa Drive, Jerrabomberra (the site).

The proposal is for additions to the approved Jerrabomberra High School including:

- construction of a new school building containing general learning spaces, kitchen, workshops and ancillary facilities;
- extension to the existing carpark with provision for an additional 34 parking spaces;
- provision of 114 bicycle parking spaces;
- construction of a large outdoor play space for student use;
- associated civil and landscape works; and
- internal alterations to the ground floor of Block B (already approved and constructed under SSD- to replace the existing kitchen, food and textiles facilities with a new science lab, general learning spaces, and ancillary facilities.

The objective of the proposal is to accommodate project demand for high school spaces in the area.

The development is Crown development with a capital investment value of more than \$5 million, and therefore it is “regionally significant” under section 2.19 and Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP). The Southern Regional Planning Panel is the relevant consent authority for the application.

The site is located at 101 Environa Drive, Jerrabomberra (Lot 2 DP1277158). The site is irregularly shaped and has an area of approximately 4.5ha. The site has two road frontages—one to the west (Environa Drive) and one to the north (Lexcen Avenue). Lexcen Avenue provides direct access to the school site.

The site is located in the Southern Tablelands region of NSW, approximately 10km southeast of Canberra.

Figure 1 provides an aerial image of the site. As seen, the school is currently under construction.



FIGURE 1 – SITE AERIAL IMAGE

Source: MetroMap

2. Project Brief

The key requirements of the brief are based on the Department of Education’s Educational Facilities Standards and Guidelines (EFSG). Under the EFSG, the school has been proposed to be Stream 5, which would expand on the 530 student development achieved in Stage 1. The Stage 2 development is designed to meet the needs of 1000 students and associated staff.

EFSG REQUIREMENTS - NEW SECONDARY SCHOOL - SMALL					
ITEM	REQUIREMENT(S)	COMMENTS	STAGE 1	STAGE 2	EFSG DEPARTURE
Tiered Outdoor Learning Space	1	Tiered seating already provided in Stage 1	1	N/A	N/A
Assembly Court - Quadrangle	1020 m2		3,486 m2	Sufficient space provided in Stage 1	N/A
Assembly Court - Flagpole	3	Achieved in Stage 1 - Located in the Quadrangle	3 in the Quadrangle	N/A	N/A
Games Court	4 Courts	Ideally positioned to run North-South	2 Courts	2 additional Courts not desired	As per the request from School Principal (June 6th), the 2 additional courts are to be replaced with a larger, multi-use turf area
Games Field	1	The adjacent David Madew oval / facilities to the east are intended to be utilised by the school	-	N/A	N/A
Batting Practice Nets	1	Ideally positioned to run North-South	-	1	N/A
Open Play Space	10 m2 per student	1000 Students = 10,000 m2	6,220 m2	3,990 m2 = >10,000 m2	N/A
Bicycle Parking / Enclosure	Based on the targeted amount of 1000 students and 78 staff. The requirement was set at 114 additional bicycle parking spaces	114 additional spaces provided in Stage 2 works	114	114 additional	N/A
Landscape - Walling and Edging	DoE requires a balustrade wherever level change exceeds 300mm, including level changes in external areas			Location: Retaining walls to support the car park extension - level changes of 900mm	As these retaining walls will be in a low-use school 'Out of Bounds' area, we have designed these walls to comply with the National Construction Code (Fall height < 1m)

3. Landscape Design

Design guidelines and principles utilised in Stage 1 will continue to inform Stage 2, which will ultimately create a holistically considered and designed high school.

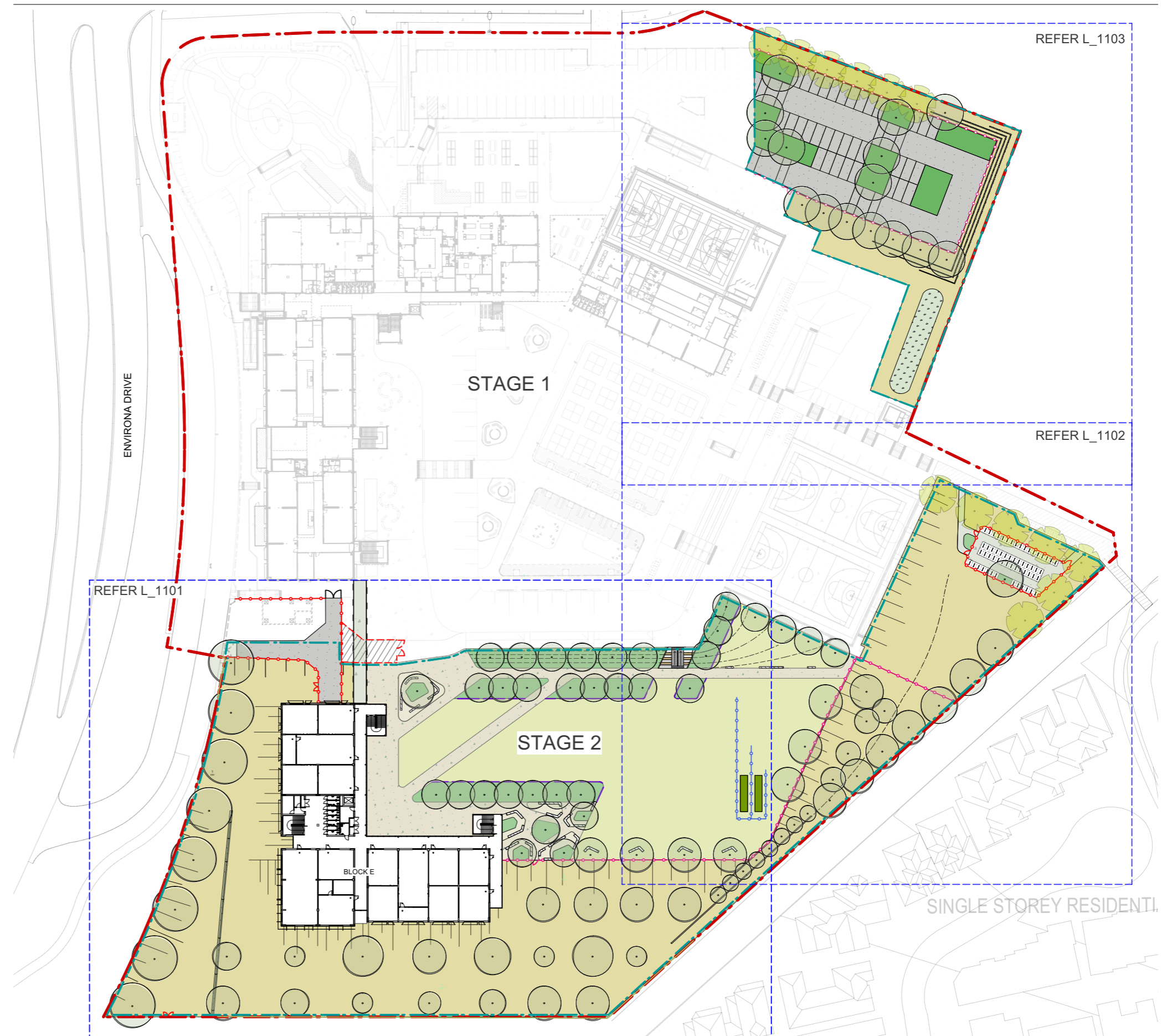
The established building orientation and form create a new open space that will form the core or ‘heart’ of the school. The Stage 2 works will expand on the Identity, Accessibility and Green Amenity provided in Stage 1, whilst increasing the diversity of spaces provided. The combination of the L-shaped building with a level landscape plateau provides many benefits, including; equitable access into Stage 2, clear sight lines which allow for passive surveillance and supervision, the creation of open space with a Northern aspect and the ability to clearly define ‘useable space’ and ‘out of bounds’ areas.

The landscape design in Stage 2 will continue to incorporate the design responses identified from the Walk on Country prior to Stage 1 works.

A holistic approach has been taken to seamlessly integrate with tree and planting decisions made during the planning of Stage 1. Additionally, new planting will create visual barriers / screening between the school outdoor space and the private open space of the residential developments to the South-East of the school grounds.

The selection and placement of trees within the Asset Protection Zone (APZ) - southern batter area, has considered best practice principles from the Planning for Bush Fire Protection – 2019 guidance document.

All fencing will be a continuation of the approved fencing types from Stage 1.





CONTEXT

CONTEXT Landscape Architecture
52-58 William Street
Woolloomooloo NSW 2011 Australia
t. 61 2 8244 8900
e. context@context.net.au
w. context.net.au
ABN. 14 093 350 719

DEVELOPMENT APPLICATION



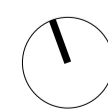
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L_1001	GENERAL ARRANGEMENT/SITE PLAN	1:500	A
L_1101	DETAILED PLAN 01	1:250	A
L_1102	DETAILED PLAN 02	1:250	A
L_1103	DETAILED PLAN 03	1:250	A
L_3001	PLANTING PLAN	1:500	A
L_3002	PROPOSED TREE PLAN	1:500	A
L_3003	PLANTING PALETTES	NTS	A
L_4000	FENCING PLAN	1:500	A
L_6000	LANDSCAPE SECTIONS	NTS	A
L_6001	LANDSCAPE SECTIONS	NTS	A

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Scale: 1:1000



PROJECT MANAGER
TSA MANAGEMENT
TEL : +81 292781400

ARCHITECT
Tanner Kibble Denton Architects Pty Ltd
TEL: 0292814399

CIVIL ENGINEER
NORMAN DISNEY&YOUNG
TEL: 0299286800

CONTEXT

Context Landscape Design Pty Ltd
Level 2, 52-58 William Street, East Sydney NSW 2011
PO Box A866 Sydney South NSW 1235
T. 61 2 8244 8900 W. www.context.net.au
ABN: 14 093 350 719

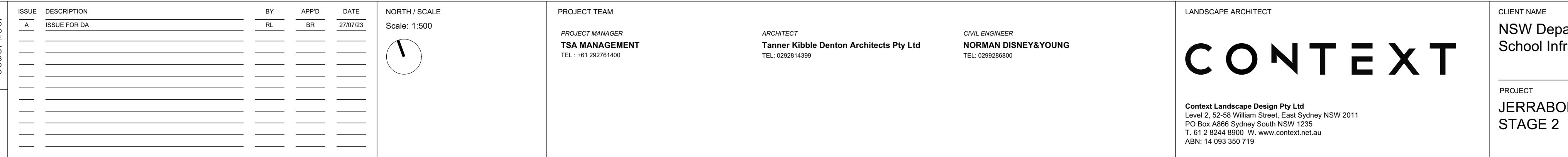
NSW Department of Education
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PROJECT
JERRABOMBERRA HIGH SCHOOL
STAGE 2

COVER SHEET

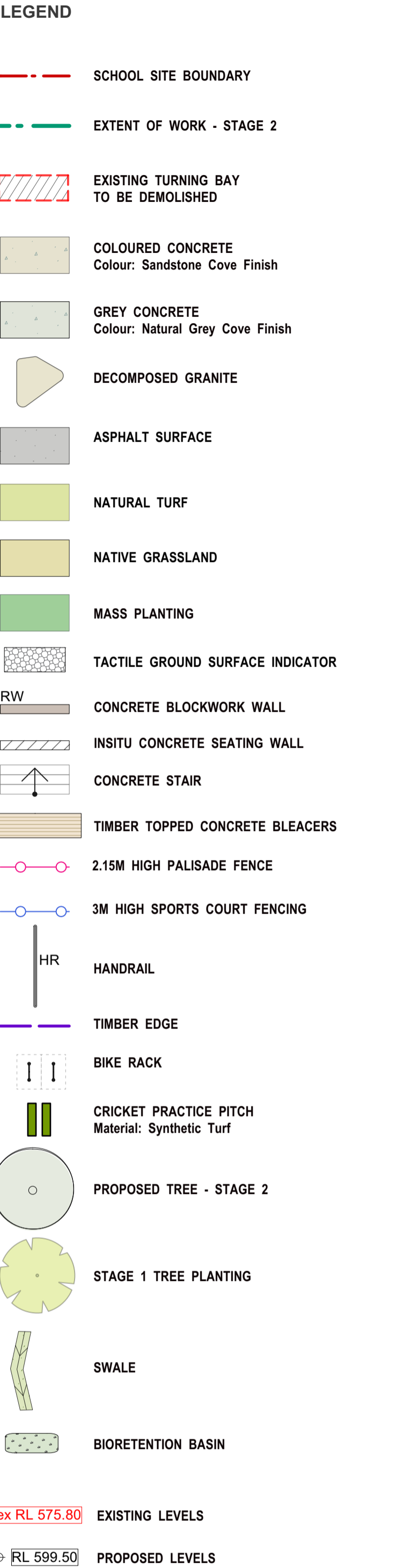
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DEVELOPMENT APPLICATION	

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LANDSCAPE ARCHITECT

Context Landscape Design Pty Ltd
Level 2, 52-58 William Street, East Sydney NSW 2011
PO Box A866 Sydney South NSW 1235
T. 61 2 8244 8900 W. www.context.net.au
ABN: 14 093 350 719

PROJECT
JERRABOMBERRA HIGH SCHOOL
STAGE 2

PROJECT STAGE		SHEET SIZE
DEVELOPMENT APPLICATION		A1
PROJECT NUMBER	DRAWING NUMBER	ISSUE
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PROJECT TEAM

PROJECT MANAGER

TSA MANAGEMENT

TEL : +81 292761400

Denton Architects Pty Ltd











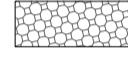

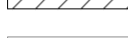






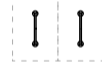







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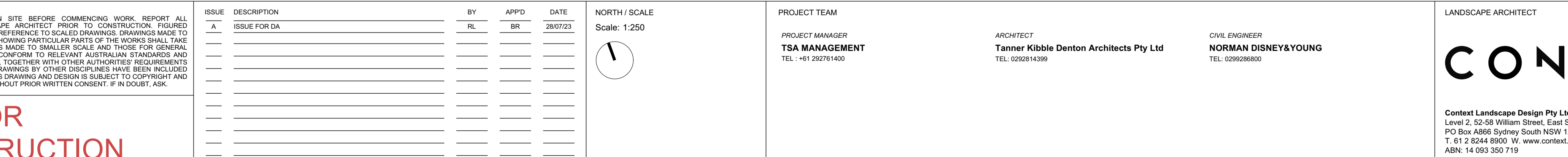
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PROJECT

JERRABOMBERRA HIGH SCHOOL
STAGE 2

DRAWING TITLE		
DETAILED PLAN 02		
PROJECT STAGE		SHEET SIZE
DEVELOPMENT APPLICATION		A1
PROJECT NUMBER	DRAWING NUMBER	ISSUE
20575	L_1102	A

- | | |
|---|--|
|  | SCHOOL SITE BOUNDARY |
|  | EXTENT OF WORK - STAGE 2 |
|  | EXISTING TURNING BAY
TO BE DEMOLISHED |
|  | COLOURED CONCRETE
Colour: Sandstone Cove Finish |
|  | GREY CONCRETE
Colour: Natural Grey Cove Finish |
|  | DECOMPOSED GRANITE |
|  | ASPHALT SURFACE |
|  | NATURAL TURF |
|  | NATIVE GRASSLAND |
|  | MASS PLANTING |
|  | TACTILE GROUND SURFACE INDICATOR |
|  | CONCRETE BLOCKWORK WALL |
|  | INSITU CONCRETE SEATING WALL |
|  | CONCRETE STAIR |
|  | TIMBER TOPPED CONCRETE BLEACHERS |
|  | 2.15M HIGH PALISADE FENCE |
|  | 3M HIGH SPORTS COURT FENCING |
|  | HR
HANDRAIL |
|  | TIMBER EDGE |
|  | BIKE RACK |
|  | CRICKET PRACTICE PITCH
Material: Synthetic Turf |
|  | PROPOSED TREE - STAGE 2 |
|  | STAGE 1 TREE PLANTING |
|  | SWALE |
|  | BIORETENTION BASIN |
|  | ex RL 575.80 |
|  | RL 599.50 |
| | EXISTING LEVELS |
| | PROPOSED LEVELS |




DRAWING TITLE

- ex RL 575.80 EXISTING LEVELS
- RL 599.50 PROPOSED LEVELS

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CIVIL ENGINEER
NORMAN DISNEY & YOUNG
TEL: 0299286800

CONTEXT

Context Landscape Design Pty Ltd
Level 2, 52-58 William Street, East Sydney NSW 2011
PO Box A866 Sydney South NSW 1235
T. 61 2 8244 8900 W. www.context.net.au
ABN: 14 093 350 719

PROJECT
JERRABOMBERRA HIGH SCHOOL
STAGE 2

PROJECT STAGE		SHEET SIZE
DEVELOPMENT APPLICATION		A1
PROJECT NUMBER	DRAWING NUMBER	ISSUE
20575	1103	A



- LEGEND
- PT 1 - TERRACE PLANTING
 - PT 2 - PLANTER BEDS
 - PT 3 - SWALE PLANTING
 - PT 4 - GRASSLAND REVEGETATION
 - PT 5 - TURF
 - EXTENT OF WORK - STAGE 2

PLANT TYPE		POT SIZE	RATE / SPACING	RATIO
PT 1 - TERRACE PLANTING				
AREA: 763	m²			
	Grasses	140mm	6 Plants / m²	50%
	Medium Shrubs	200mm	4 Plants / m²	20%
	Small Shrubs / Groundcovers	140mm	6 Plants / m²	30%
PT 2- PLANTER BEDS				
AREA: 962	m²			
	Grasses	140mm	6 Plants / m²	70%
	Small Shrubs / Groundcovers	140mm	6 Plants / m²	30%
PT 3- SWALE PLANTING				
AREA: 170	m²			
	Grasses	140mm	6 Plants / m²	100%
PT 4- GRASSLAND REVEGETATION				
AREA: 8770	m²			
	Grasses	Tube	6 Plants / m²	20%
	Seeding	-	10kg / Hectare	70%
	Small Shrubs / Groundcovers	Tube	6 Plants / m²	10%
PT 5 - TURF				
AREA: 3391	m²			

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ISSUE	DESCRIPTION	BY	APPD	DATE
A	ISSUE FOR DA	RL	BR	27/07/23

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PROJECT TEAM

PROJECT MANAGER
TSA MANAGEMENT
TEL : +61 292781400

ARCHITECT
Tanner Kibble Denton Architects Pty Ltd
TEL: 0292814399

CIVIL ENGINEER
NORMAN DISNEY&YOUNG
TEL: 0299288900

LANDSCAPE ARCHITECT

CONTEXT

Context Landscape Design Pty Ltd
Level 2, 52-58 William Street, East Sydney NSW 2011
PO Box A868 Sydney South NSW 1235
T. 61 2 8244 8900 W. www.context.net.au
ABN: 14 093 350 719

CLIENT NAME
**NSW Department of Education
School Infrastructure NSW**

PROJECT
**JERRABOMBERRA HIGH SCHOOL
STAGE 2**

DRAWING TITLE
PLANTING PLAN

PROJECT STAGE DEVELOPMENT APPLICATION	SHEET SIZE A1
PROJECT NUMBER 20575	DRAWING NUMBER L_3001
ISSUE A	



CANOPY TREE - NATIVE 100L

CANOPY TREE - NATIVE 75L

CANOPY TREE - EXOTIC 100L

CANOPY TREE - EXOTIC 75L

WELCOME FEATURE TREE -EXOTIC 200L

--- EXTENT OF WORK - STAGE 2

TREE TYPE	POT SIZE	QTY
Welcome FeatureTree - Exotic	200L	1
Canopy Tree - Native	100L	15
Canopy Tree - Native	75L	54
Canopy Tree - Exotic	100L	24
Canopy Tree - Exotic	75L	8
	TOTAL	102

Canopy Tree species [exotic]	Mature Height
Lagerstroemia indica	8m
Liriodendron tulipifera	25-30m
Nyssa sylvatica	10m
Zelkova serrata 'Green Vase'	14m
Canopy Tree species [native]	Mature Height
Banksia integrifolia ' Sentinel'	4m
Eucalyptus cinerea	15m
Eucalyptus ficifolia	5-10m
Eucalyptus mannifera	15m
Eucalyptus sideroxylon	15m
Eucalyptus viminalis	20m+
Welcome Feature Tree(Exotic)	Mature Height
Quercus robur	20-40m

~~SINGLE STOREY RESIDENTIAL~~

Indicative Planting Palettes

PT1 - Terrace Planting



Eucalyptus mannifera



Nyssa sylvatica



Zelkova serrata 'Green Vase'



Dodonaea viscosa



Carex albulaplant 'Frosted_Curls'



Philotheca myoporoides

NOTE: This plant list is not exhaustive. Further development of plant selection will occur during Detailed Design.

PT2 - Planter Beds



Lagerstroemia indica



Poa labillardierei



Callistemon 'Little John'



Zelkova serrata



Kunzea baxteri



Dampiera stricta

PT3 - Swale Planting



Carex appressa



Dichelachne crinita



Lomandra tanika



Rytidosperma caespitosum



Chloris truncata



Lomandra fluviatilis

PT4 - Grassland Revegetation

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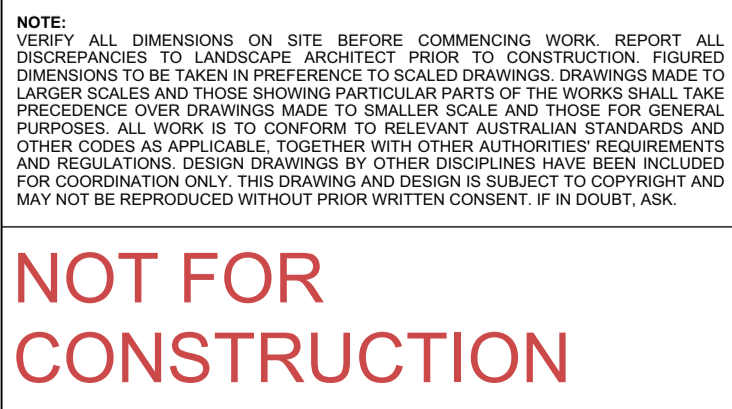
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A	ISSUE FOR DA	RL	BR	27/07/23

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PROJECT MANAGER TSA MANAGEMENT TEL : +61 292781400	ARCHITECT Tanner Kibble Denton Architects Pty Ltd TEL: 0292814399	CIVIL ENGINEER NORMAN DISNEY&YOUNG TEL: 0299288900	LANDSCAPE ARCHITECT CONTEXT Context Landscape Design Pty Ltd Level 2, 52-58 William Street, East Sydney NSW 2011 PO Box A868 Sydney South NSW 1235 T. 61 2 8244 8900 W. www.context.net.au ABN: 14 093 350 719


CLIENT NAME NSW Department of Education School Infrastructure NSW
PROJECT JERRABOMBERRA HIGH SCHOOL STAGE 2

DRAWING TITLE PLANTING PALETTES		
PROJECT STAGE DEVELOPMENT APPLICATION	SHEET SIZE A1	
PROJECT NUMBER 20575	DRAWING NUMBER L_3003	ISSUE A



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Tanner Kibble Denton Architects Pty L
TEL: 0292814399

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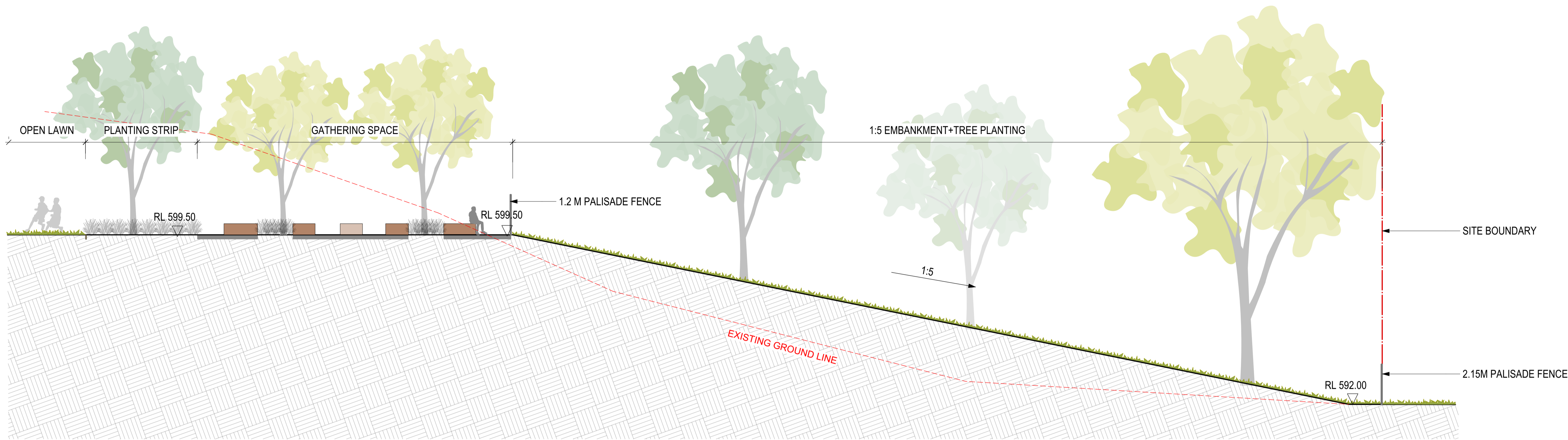
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T: 61 2 8244 8800 W: www.context.net.au
ABN: 14 093 350 719

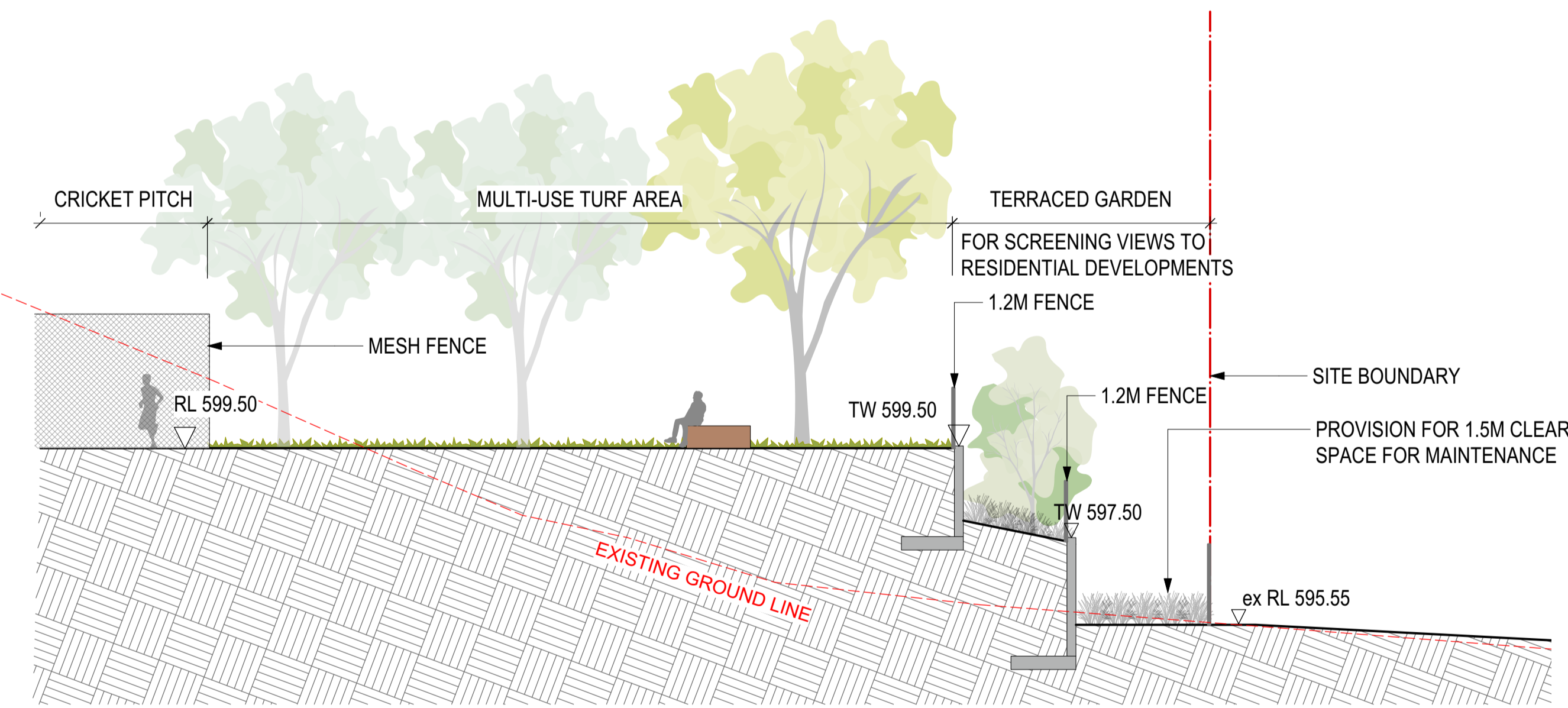
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FENCING PLAN		
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DEVELOPMENT APPLICATION		A1
PROJECT NUMBER	DRAWING NUMBER	ISSUE
20575	L 4000	A

— — — EXTENT OF WORK - STAGE 2



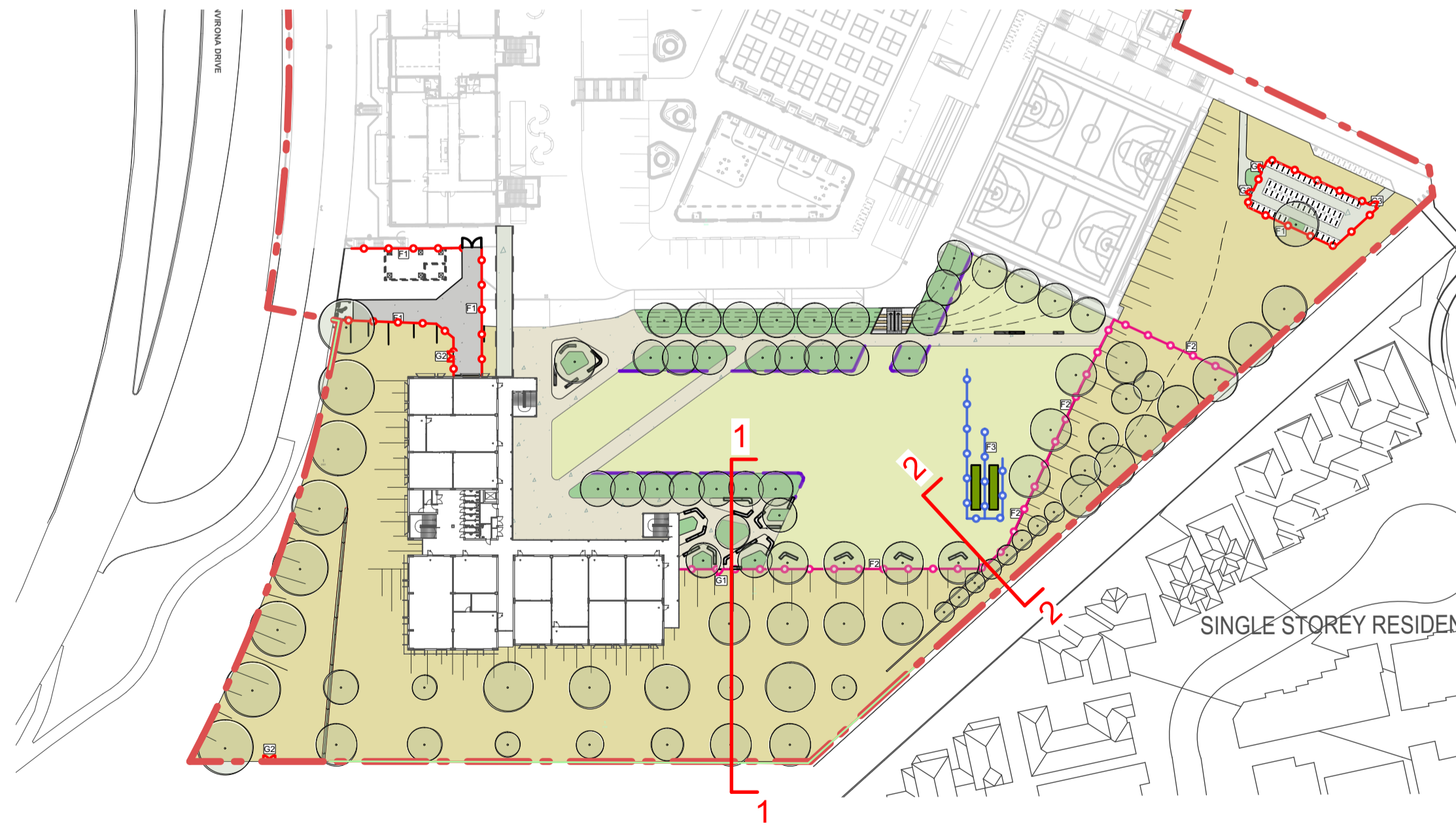


1 SECTION 01
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2 SECTION 02
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KEY PLAN



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PROJECT TEAM
PROJECT MANAGER
TSA MANAGEMENT
TEL : +61 292781400

ARCHITECT
Tanner Kibble Denton Architects Pty Ltd
TEL: 0292814399

CIVIL ENGINEER
NORMAN DISNEY&YOUNG
TEL: 0299286800

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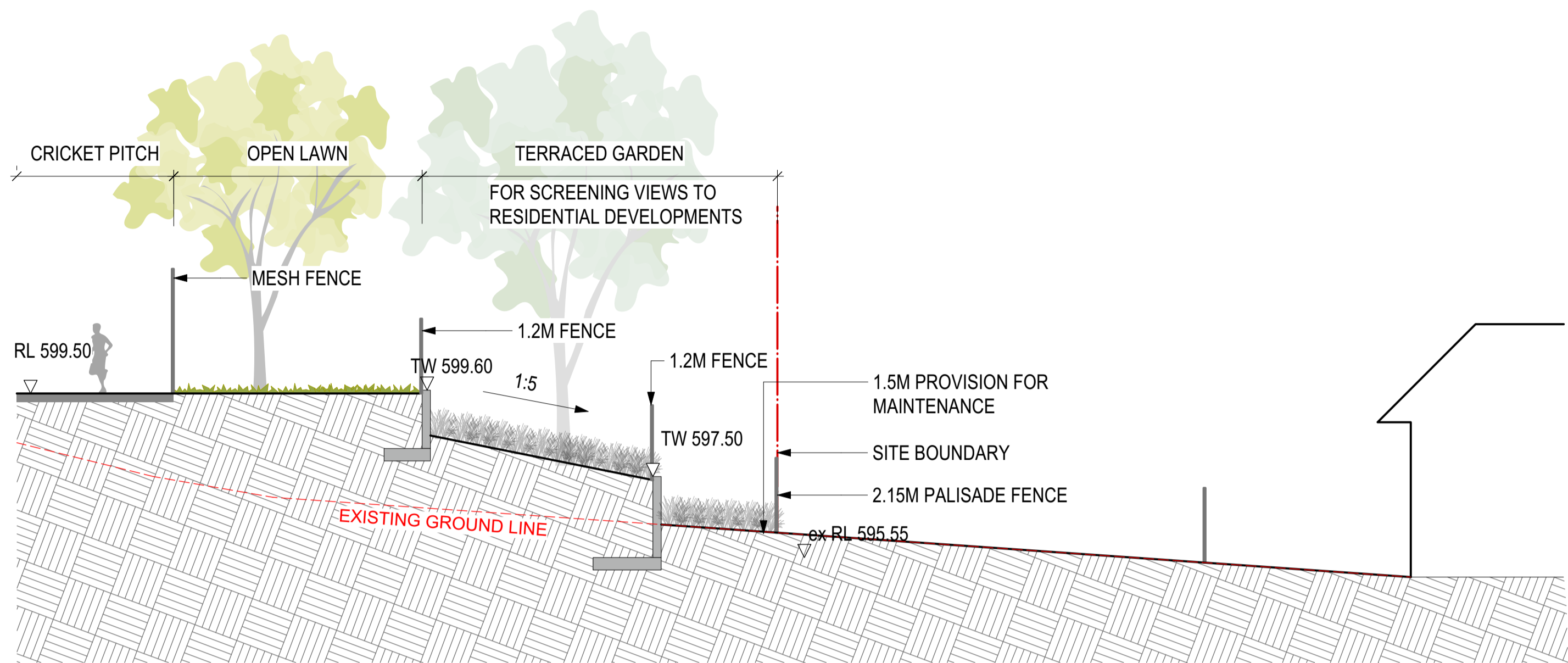
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PO Box A868 Sydney South NSW 1235
T. 61 2 8244 8900 W. www.context.net.au
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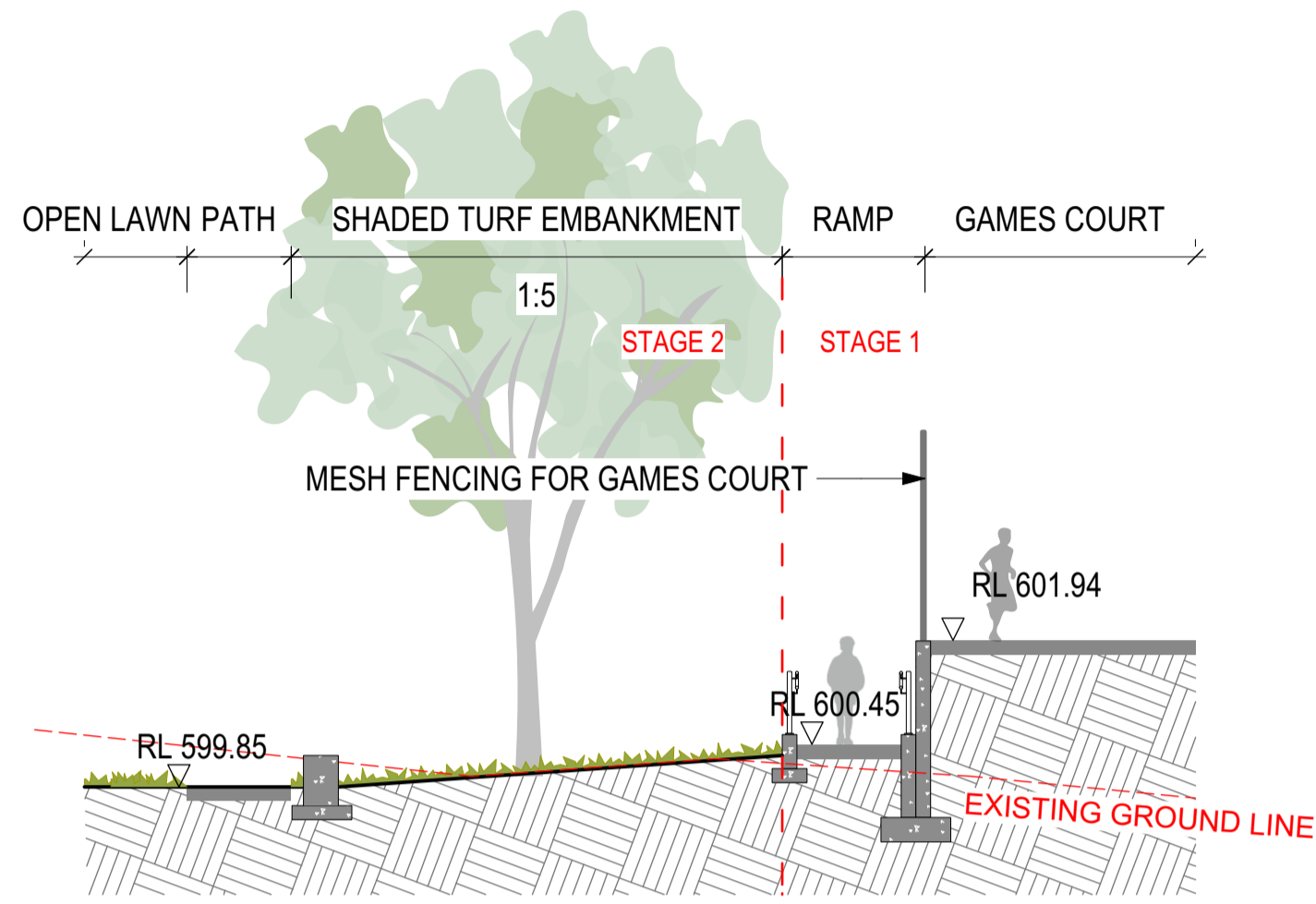
PROJECT
JERRABOMBERRA HIGH SCHOOL
STAGE 2

DRAWING TITLE
LANDSCAPE SECTIONS

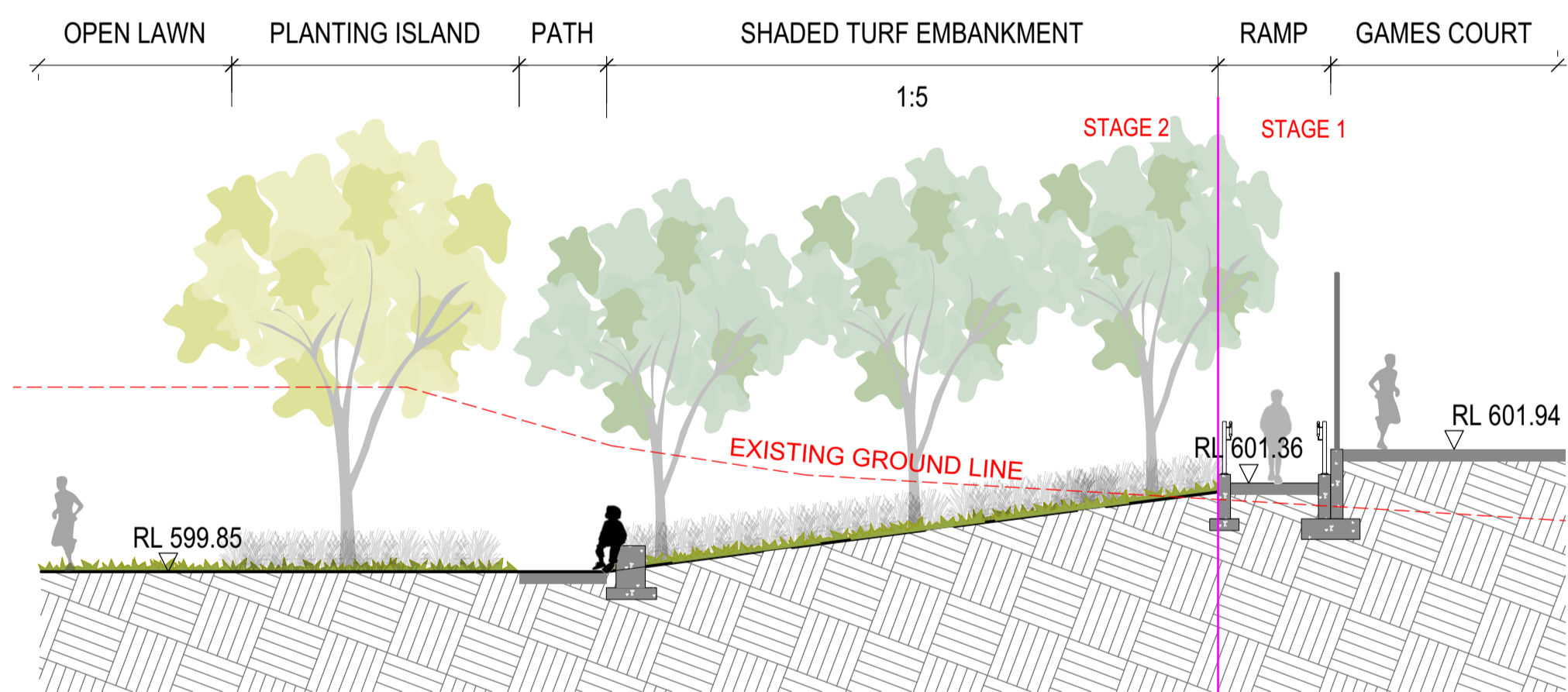
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PROJECT NUMBER 20575	DRAWING NUMBER L_6000
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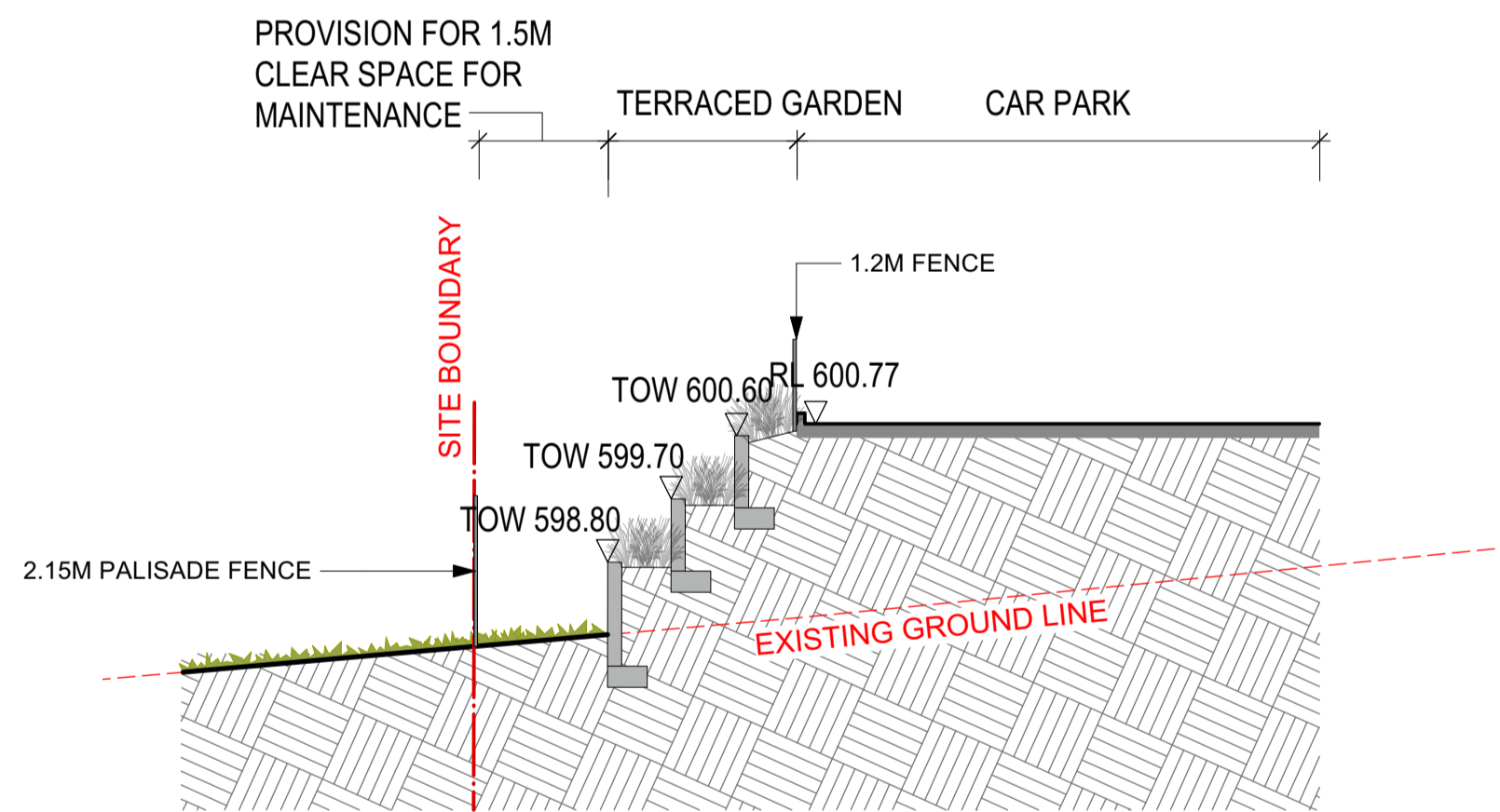
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4 SECTION 04
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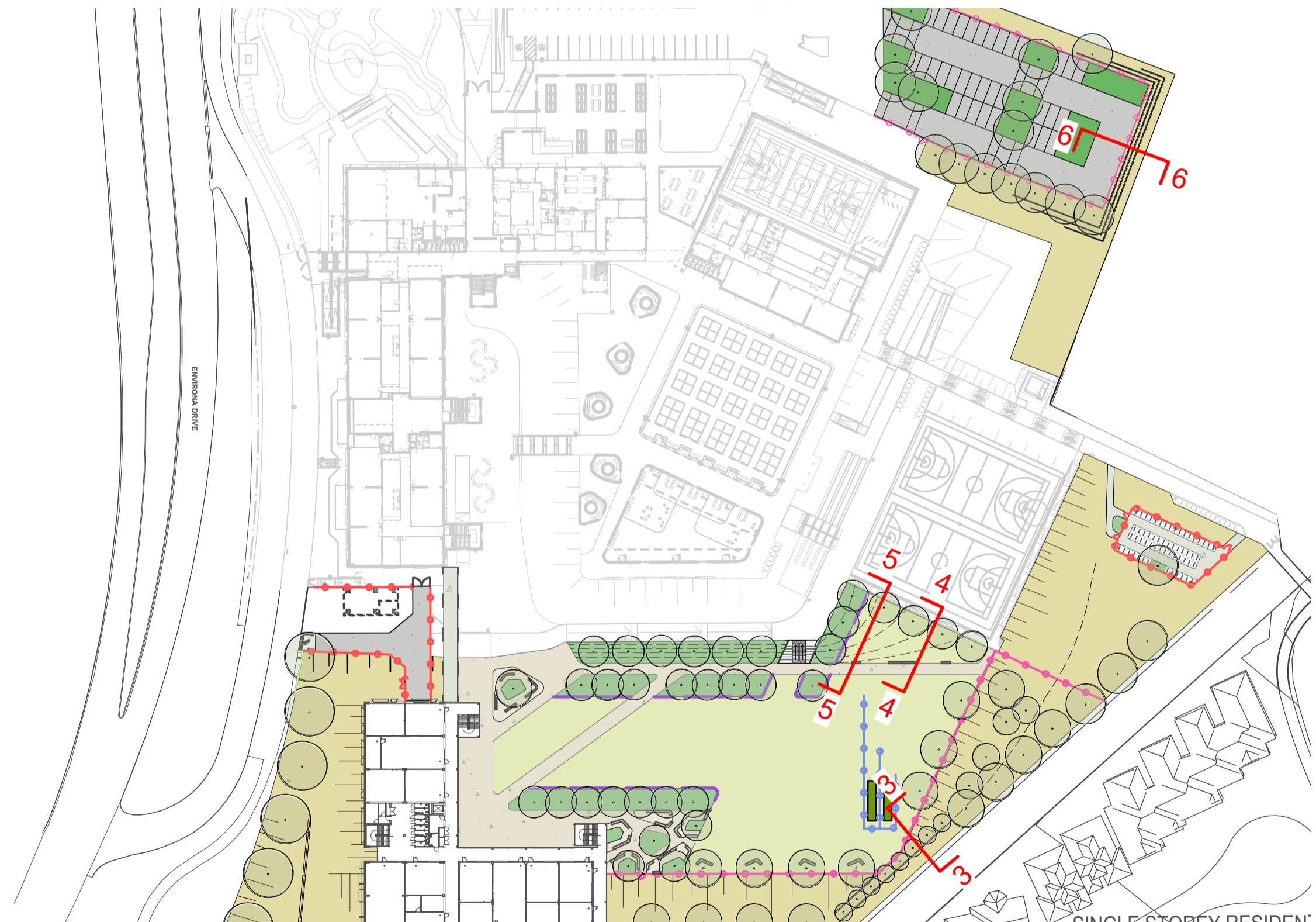


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6 SECTION 06
Scale: 1:100

KEY PLAN



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PROJECT MANAGER TSA MANAGEMENT TEL : +61 292781400
ARCHITECT Tanner Kibble Denton Architects Pty Ltd TEL: 0292814399
CIVIL ENGINEER NORMAN DISNEY&YOUNG TEL: 0299286800

LANDSCAPE ARCHITECT
CONTEXT
Context Landscape Design Pty Ltd Level 2, 52-58 William Street, East Sydney NSW 2011 PO Box A868 Sydney South NSW 1235 T. 61 2 8244 8900 W. www.context.net.au ABN: 14 093 350 719

CLIENT NAME
NSW Department of Education School Infrastructure NSW
PROJECT
JERRABOMBERRA HIGH SCHOOL STAGE 2

DRAWING TITLE
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