



ASCHAM BOARDING HOUSE

19 DARLING POINT ROAD DARLING POINT

LANDSCAPE DOCUMENTATION

DEVELOPMENT APPLICATION

DRAWING REGISTER

Scale	Drawing Title	Scale	Size
L-DA-00	Cover Sheet	N/A	A1
L-DA-01	Design Statement and Precedents	N/A	A1
L-DA-02	Tree Protection & Removal Plan	N/A	A1
L-DA-03	Planting Palette	N/A	A1
L-DA-04	Landscape Diagrams	1:200	A1
L-DA-10	Landscape Masterplan	1:100	A1
L-DA-11	Landscape Plan - Ground Level	1:100	A1
L-DA-12	Landscape Plan - Level 01	1:100	A1
L-DA-13	Landscape Planting Zones Plan	1:100	A1
L-DA-20	Landscape Sections	1:50	A1

GENERAL NOTES

- * FOR DEVELOPMENT APPLICATION ONLY
- * All tree dimensions and RLs in metres. All other dimensions in mm unless stated otherwise.
- * Do not scale from drawings. Use figured dimensions only. Larger scale drawings and written dimensions take preference.
- * All work shall be carried out in accordance with current versions of Australian Standards, BCA and Local Government Regulations.
- * Structural Details are indicative only and are subject to Structural Engineer's Details and Specifications.
- * Drainage details are subject to Hydraulic / Civil Engineer's Detail and Specification.
- * Subbase details including compaction are to Civil and Structural Engineer's Specification.
- * Lighting Plans are subject to detailed design by a qualified Lighting Consultant or Electrical Contractor.
- * Water Feature Details are indicative only and are subject to detailed design by a specialist Water Feature designer.
- * Service location on plans are indicative only. 360 Degrees Landscape Architects Pty Ltd accepts no responsibility for the accuracy of service locations shown or for services not shown. It is the responsibility of the contractor to determine service locations prior to the commencement of work, including contacting *Dial Before You Dig* and performing on site service locations. Locate and protect all services on site and in adjacent public domain. Any damages to services and associated damages remains the responsibility of the contractor and shall be rectified at no cost to the client or any other party.
- * All adjoining property elements including but not limited to buildings, walls, trees and paving to be protected. Damaged elements remain the responsibility of the contractor and shall be rectified at no cost to the client or any other party.
- * Existing trees to be retained are to be protected to Council and Project Arborist's requirements. No vehicular traffic, stockpiling or storage of materials within Tree Protection Zones (TPZs).
- * No responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variations in design, construction method, materials specified and general specifications without permission from the Project Landscape Architect.
- * This Drawing is copyright to 360 Degrees Landscape Architects Pty Ltd.

SITE RENDER



IRRIGATION NOTES

- * Irrigation by specialist D&C Irrigation Consultant in accordance with the Performance Specification in the Landscape Technical Specification. Refer to Irrigation Consultant documentation for details and requirements of landscape irrigation system.
- * Irrigation is to comply with Council Conditions of Consent and Water Authorities.
- * All turf and garden beds within the site boundary are to be irrigated unless stated otherwise.
- * Irrigation must be spaced at min. 200 centres and adjusted according to plant setback to provide adequate irrigation to all plants.
- * Drip irrigation is to be fully concealed by 75mm minimum of mulch.

LOCATION PLAN



Site Boundary

Rev	Amendment	Date	By
E	Final Draft DA	23/10/23	JR
F	Issue for DA	22/11/23	JR
G	Issue for DA	27/11/23	JR
H	Issue for DA	26/03/24	JR
I	Revised - Issue for DA	10/09/24	JR

IMPORTANT NOTES: All dimensions to be verified to the attention of the Project Landscape Architect. Larger scale drawings and written dimensions take preference. All dimensions to be verified otherwise stated. Use figures dimensions only. Verify all dimensions on site before the commencement of any work. Confirm all details and levels are correct and suitable for construction. All work shall be carried out in accordance with BCA, BSA and Local Government Regulations. Structural details shall be subject to Engineer's Specifications. All work shall be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and Engineering Specifications. No responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect. This Drawing is copyright to 360 Degrees Landscape Architects Pty Ltd.	
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CLIENT	Ascham School
ARCHITECT	Tribe Studio
SCALE	N/A
SIZE	A1

CHECKED	GD
DRAWN	JR
STAGE	DA

DWG. TITLE
Cover Page & Drawing Schedule

PROJECT
Ascham Boarding House, 19 Darling Point Rd

LANDSCAPE DESIGN STATEMENT

INTRODUCTION

The proposed DA Landscape Drawings for 19 Darling Point Road, Darling Point have been designed and set out in accordance with;

- The WOOLLAHRA COUNCIL DCP & LEP Documents
- Architectural plans by Tribe Studio

As part of a collaborative team, 360 Degrees Landscape Architects propose to create a simulating, functional response to the scale of the proposed development. Careful consideration of the architectural building and conceptual collaboration with the architect has contributed to the landscape design solutions.

The overall design approach aims to utilise the landscape footprint of the site to its full potential, creating amenity and appreciation for the outdoor space while creating balance with the built form. The sequence of landscape components, integrated with the building architecture combine to create an integrated, diverse sequence of experiences, activating the outdoor space and creating a vibrant place to live.

The front landscape provides a lush garden entrance, which will contribute to the existing character of Darling Point Rd. This simple application of the landscape within the space responds sensitively to its context and immersive planting experience while allowing privacy for students, teachers and visitors to the space.

The plant selection has been made from plant species suited to various microclimatic conditions and site requirements with 50% of the plants as native / local and indigenous species used where applicable, including a review of Council's Tree Management of the Woollahra Development Control Plan 2015 (DCP)

DESIGN SUMMARY

The proposed landscape design offers a domestic design response for the Boarding House students consisting of work space, respite and connection to natural landscape amenity. Additionally, it establishes an edible landscape comprised numerous native 'bush tucker' species.

As the boarding house is situated off the main campus, an accessible entry for students, visitors and maintenance vehicles is positioned sensitively into the landscape concept. The inclusive green space encourages social interaction and function as well as offering quiet respite and gathering in groups along the integrated furniture elements. With immersive planting, shade and shelter the garden will offer a versatile space all year round.

The landscape design process and resulting design outcomes were guided by the following principles, ideals and philosophies:

- High levels of amenity
- Environmental sensitivity
- Native planting
- Social sustainability via kitchen gardens
- Aesthetics & character
- Adaptability and versatility
- Access - equitable and unimpaired
- Visual Safety through CPTED principles

As students meander through from the main campus to the boarding house, they will first be met by the edible landscape. This space provides the opportunity for students to grow produce and learn about native bush tucker', creating a landscape for learning, growing and foraging.

As they descend the main entry ramp, they will feel a transition in microclimate and amenity from their school to living experience. Hardwood timber and a light hardscape palette offer a contemplative space immersed within planting.

LANDSCAPE PRECEDENTS



Outdoor spaces to study and socialise



Integrated seating
Ascham Main Campus by 360° Landscape Architects



Spaces for growing and learning



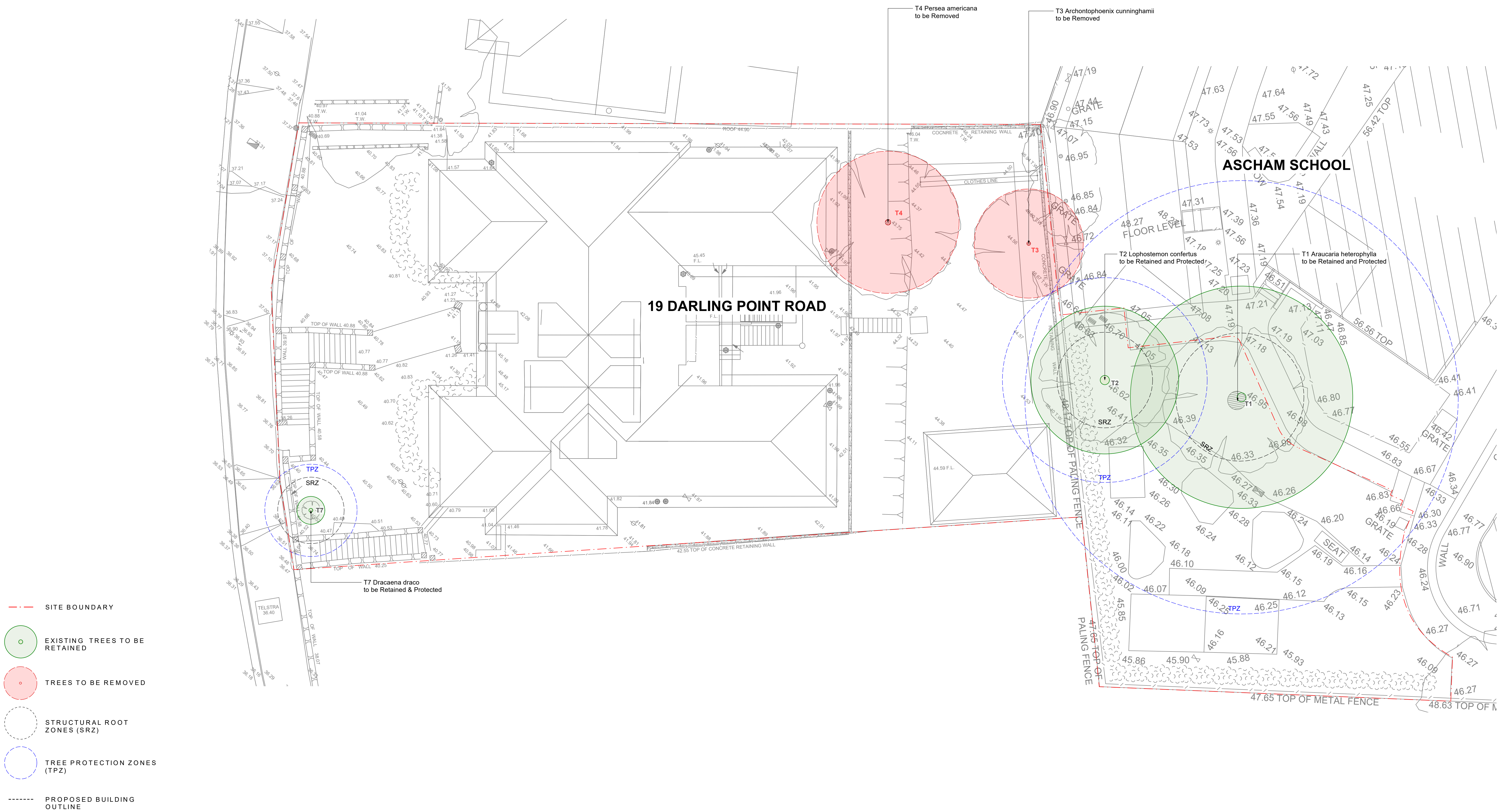
Immersive planting
EVE Apartments by 360° Landscape Architects





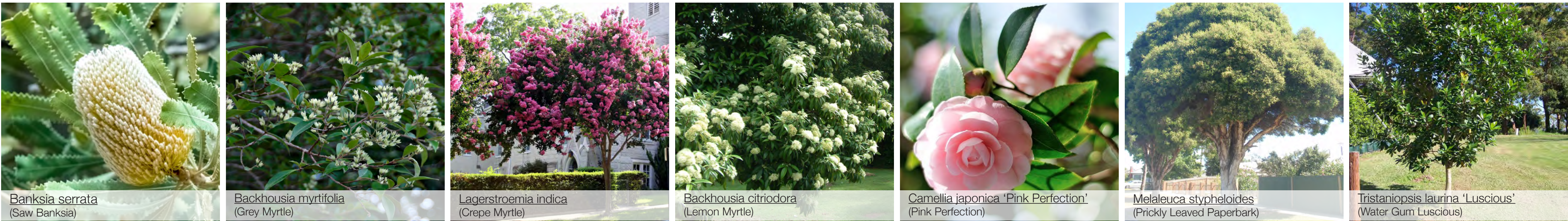
Natural materials

				<div>IMPORTANT NOTES:</div> <div>Do not scale from drawings</div> <div>All discrepancies to be brought to the attention of the Project Landscape Architect</div> <div>Large scale drawings and/or photos showing site preferences. All dimensions to refer unless otherwise stated</div> <div>All dimensions and DCP to be verified</div> <div>Use figures dimensions only</div> <div>Notes and dimensions are to be used for the construction of any works</div> <div>Contractor shall verify and correct all services prior to construction</div> <div>All work shall be carried out in accordance with DCP, BCP and Local Government Regulations</div> <div>Should all work shall be subject to Engineer's Sign-off</div> <div>Contractor to ensure all works shall be subject to Engineer's Sign-off</div> <div>All work shall be carried out in a professional manner by Qualified Tradesmen according to Landscape Drawings and Engineer's Sign-off</div> <div>The responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variations in design, construction, material, methods specified, and general construction without permission from the Project Engineer or Landscape Architect</div> <div>This Drawing is copyright to 360 Degrees Landscape Architects Pty Ltd</div>				CLIENT Ascham School		CHECKED GD	DWG. TITLE Design Statement and Precedents				PROJECT Ascham Boarding House, 19 Darling Point Rd				<div>360°</div> <div>Level 1, 1 Mary's Place Surry Hills, 2010</div> <div>P 02 9332 3601 W 360.net.au ABN 90 146 901 322</div>				L-DA-01	
				ARCHITECT Tribe Studio		DRAWN JR																		
				SCALE N/A		SIZE A1	STAGE DA																	
				</																				

NOTE: To be read in conjunction with the
Arboricultural Impact Assessment Report by Allied Tree Consultancy
*Trees labelled A & B are exempt species



	Rev	Amendment	Date	By		<p>IMPORTANT NOTES:</p> <p>Do not scale from drawings.</p> <p>All dimensions to be brought to the attention of the Project Landscape Architect.</p> <p>Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.</p> <p>All fix dimensions and fix in metres.</p> <p>Verify all dimensions on site before the commencement of any works.</p> <p>Correcting shall apply and correct all services prior to construction.</p> <p>All work shall be carried out in accordance with AS/NZS 8534 and Local Government Regulations.</p> <p>Relevant Plans shall be subject to Engineer's Modifications.</p> <p>Design & Detail Notes: Details shall be subject to Hydraulic Engineer's Specifications.</p> <p>Relevant Plans shall be subject to Engineer's Specifications.</p> <p>All work shall be carried out in a professional manner by Qualified Personnel according to Landscape Drawings and Requirements.</p> <p>No responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variations in design, construction methods, materials specified, and general specifications without permission from the Project Engineer & Landscape Architect.</p> <p>This Drawing is copyright to 360 Degrees Landscape Architects Pty Ltd.</p>	<p>CLIENT Ascham School</p> <p>ARCHITECT Tribe Studio</p> <p>SCALE 1:100</p> <p>SIZE A1</p>	<p>CHECKED GD</p> <p>DRAWN JR</p> <p>STAGE DA</p>	<p>DWG. TITLE Tree Protection & Removal Plan</p> <p>PROJECT Ascham Boarding House, 19 Darling Point Rd</p>	<div><p>Level 1, 1 Mary's Place Sunny Hills, 2010</p><p>P 02 9332 3611 W 360.net.au ABN 80 145 901 322</p></div> <p>L-DA-02</p>
	E	Final Draft DA	23/10/23	JR						
	F	Issue for DA	22/11/23	JR						
	G	Issue for DA	27/11/23	JR						
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	I	Revised - Issue for DA	10/09/24	JR						



PLANT SCHEDULE						
ID	Botanical Name	Common Name	Native/Exotic	Size	Qty	Mature H x W (m)
Trees						
Bac cit	Backhousia citriodora	Lemon Myrtle	Native	300L	1	
Cam jap	Camellia japonica	Japanese Camellia	Exotic	400L	1	
Cya coo	Cyathea cooperi	Australian Tree Fern	Native	Trunk height	2	3 x 3
Lag ind	Lagerstroemia indica	Crape Myrtle	Exotic	400L	3	4.5 x 4.5
Mel sty	Melaleuca styphelioides	Prickly-Leaved Paperbark	Native	400L	1	4.5 x 4.5
Per ame	Persea americana 'Hass'	Avocado 'Hass'	Exotic	200L	1	
Pru SP	Prunus domestica 'Sugar Plum'	Sugar Plum	Exotic	100L	1	3 x 3
Ran fit	Randia fitzalanii	Native Gardenia	Native	100L	2	2 x 2
Tib gra	Tibouchina granulosa	Tibouchina	Exotic	400L	1	4 x 4
Tri Lus	Tristaniopsis laurina 'Luscious'	Luscious Water Gum	Native	100L	5	6 x 6
Palms & Bamboo						
Arc ale	Archontophoenix alexandrae	Alexandra Palm	Exotic	200L	1	
Rha exc	Rhapis excelsa	Lady Palm	Exotic	300mm	7	
Shrubs & Perennials						
Alp cae	Alpinia caerulea	Common Ginger	Native	200mm	37	
Alp nut	Alpinia nutans	Dwarf Cardamom Ginger	Exotic	200mm	15	
Ban ser	Banksia serrata	Old Man Banksia	Native	400L	1	
Bux jap	Buxus microphylla 'Japonica'	Japanese Box	Exotic	300mm	105	
Cal CC	Callistemon 'Captain Cook'	Callistemon Captain Cook	Native	45L	1	
Cam sas	Camellia sasanqua	Sasanqua Camellia	Exotic	45L	8	
Cam sin	Camellia sinensis	Tea Plant	Exotic	200mm	3	
Cor aus	Cordyline australis	NZ Cabbage Tree	Exotic	200L	1	
Ela mac	Elaeagnus macrophylla	Russian Olive	Exotic	200mm	16	
Hyd mac	Hydrangea macrophylla	Hydrangea	Exotic	200mm	10	
Lav den	Lavandula dentata	French Lavender	Exotic	200mm	7	
Mic Coc	Michelia figo 'Coco'	Fragrant Magnolia	Exotic	300mm	1	
Phi Con	Philodendron 'Congo'	Congo	Exotic	200mm	25	
Pie jap	Pieris japonica	Lily of The Valley	Exotic	200mm	2	
Ple SS	Plectranthus argentatus 'Silver Shield'	Dwarf Silver Spurflower	Exotic	200mm	59	
Ros of	Rosmarinus officinalis	Rosemary	Exotic	200mm	22	
Syz Cas	Syzygium australe 'Cascade'	Cascade Lilly Pilly	Native	45L	45	
Wat Swe	Waterhousea floribunda 'Sweeper'	Sweeper Lilly Pilly	Native	45L	29	
Wes JG	Westringia fruticosa 'Jervis Gem'	Jervis Gem Coastal Rosemary	Native	200mm	28	
Grasses, Lilies & Aquatic						
Art cir	Arthropodium cirratum	Renga Renga Lily	Exotic	200mm	25	
Cil min	Clivia miniata	Clivia	Exotic	200mm	14	
Dia cae	Dianella caerulea	Flax Lily	Native	150mm	217	
Lom Sha	Lomandra 'Shara'	Shara Mat Rush	Native	150mm	76	
Oph jab	Ophiopogon jaburan	Giant Mondo Grass	Exotic	150mm	110	
Ground Covers						
Vio hed	Viola hederacea	Native Violet	Native	150mm	61	
Climbers						
Tra jas	Trachelospermum jasminoides	Star Jasmine	Exotic	200mm	25	
Ferns, Cycads & Bromeliads						
Zam fur	Zamia furturacea	Cardboard Palm	Exotic	300mm	10	
Succulents & Cactus						
Herbs & Edibles						
Atr num	Atriplex nummularia	Saltbush	Native	45L	9	
Aus dul	Austromyrtus dulcis	Midgen Berry	Native	200mm	41	
Bac myr	Backhousia myrtifolia	Grey Myrtle	Native	200mm	2	
Cit aus	Citrus australasica	Finger Lime	Native	45L	2	
Cor sat	Coriandrum sativum	Coriander	Exotic	150mm	11	
Lac sat	Lactuca sativa	Lettuce	Exotic	150mm	18	
Men aus	Mentha australis	Native River Mint	Native	150mm	35	
Occ bas	Occinum basilicum	Basil	Exotic	150mm	8	
Ori vul	Origanum vulgare	Oregano	Exotic	150mm	3	
Pet cri	Petroselinum crispum	Parsley	Exotic	150mm	18	
Tet tet	Tetragonia tetragonioides	Warrigal Greens	Native	150mm	33	
Thy vul	Thymus vulgaris	Common Thyme	Exotic	150mm	28	
Miscellaneous						
					TOTAL	1187

Total Native Plants = 629

629/1187 = 53% Native Plants

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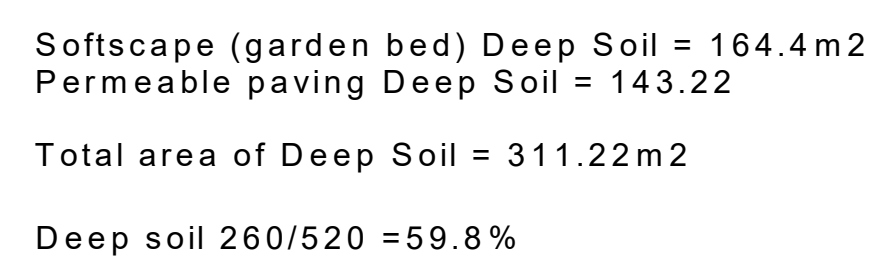
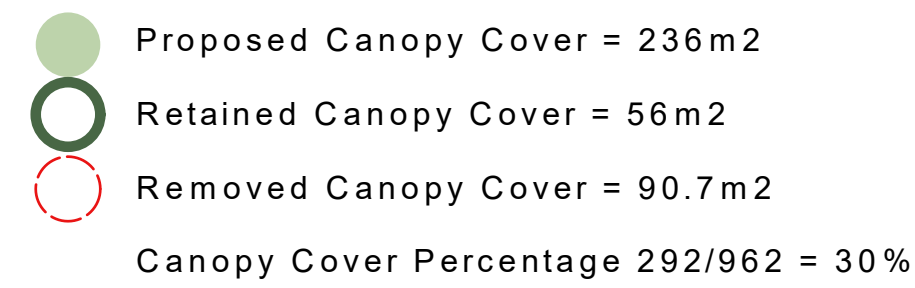
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CLIENT Ascham School	CHECKED GD
ARCHITECT Tribe Studio	DRAWN JR
SCALE N/A	SIZE A1

DA

DWG. TITLE
Planting Palette

PROJECT
Ascham Boarding House, 19 Darling Point Rd



DWG. TITLE
Landscape Diagrams

PROJECT
Ascham Boarding House, 19 Darling Point Rd

- Tristanopsis laurina* 'Luscious
- Lagerstroemia indica*
- Raphis excelsa*
- Randia fitzalanii*
- Alpinia nutans*
- Buxus microphylla*
- Elaeagnus macrophylla*
- Hydrangea macrophylla*
- Plectranthus argentatus* 'Silver Shield'
- Zamia furfuracea*
- Philodendron* 'Congo'
- Arthropodium cirratum*
- Ophiopogon jaburum*
- Lomandra 'Shara'*
- Viola hederacea*

DARLING POINT ROAD

23 DARLING POINT RD

- Side access planted with native hedges to provide privacy and screening to the neighbouring property.

- *Syzygium australe* 'Cascade'
- *Waterhousea floribunda* 'Sweeper'

— Courtyard planting to provide visual interest, privacy from neighbouring property, a sense of enclosure as well as establishing a green outlook from the Boarding House's internal spaces.

- *Archontophoenix alexandrae*
- *Persea americana* 'Hass'
- *Syzygium australe* 'Cascade'
- *Alpinia caerulea*
- *Plectranthus argentatus* 'Silver Shield'
- *Zamia furfuracea*
- *Philodendron* 'Congo'
- *Dianella caerulea*
- *Ophiopogon japonicus*
- *Trachelospermum jasminoides*

ANNEXE

DUNTRIM BOARDING HOUSE

ASCHAM BOARDING HOUSE

DARLING POINT RD

Side access planted with native hedges to provide privacy and screening to the neighbouring property whilst creating visual interest along the pathway.

- *Tristanopsis laurina* 'Luscious'
- *Syzygium australe* 'Cascade'
- *Alpinia caerulea*
- *Plectranthus argentatus* 'Silver Shield'
- *Clivia miniata*
- *Viola hederacea*

Feature garden bed planting, a large Camellia tree provides a focal point whilst descending to the Boarding House from Ascham School. Screening shrubs planted along the fence line provide privacy to the courtyard from neighbouring property.

- Camellia japonica
- Camellia sasanqua
- Cyathea cooperi
- Viola hederacea
- Philodendron 'Congo'
- Alpinia caerulea
- Zamia furfuracea
- Ophiopogon japonicus

Productive landscape planting. A mix of native and exotic edible and aromatic plants providing a low maintenance edible landscape. Raised garden beds to the centre provide the opportunity for growing plants that require higher levels of maintenance, whilst the existing *Syzygium luehmannii* hedge is retained to provide screening from the neighbouring property.

- Melaleuca styphelioides
- Prunus domestica 'Sugar Plum'
- Backhousia myrtifolia
- Camellia sinensis
- Lavandula dentata
- Rosmarinus officinalis
- Dianella caerulea
- Atriplex nummularia
- Austromyrtus dulcis
- Citrus australasica
- Coriandrum sativum
- Lactuca sativa
- Mentha australis
- Occimum basilicum
- Origanum vulgare
- Petroselinum crispum
- Tetragonia tetragonioides
- Thymus vulgaris

Street frontage garden to provide visual interest from Darling Point Rd entry and from within Boarding House.

- Tibouchina granulosa*
- Banksia serrata*
- Callistemon 'Captain Cook'*
- Michelia 'Coco'*
- Westringia fruticosa 'Jervis Gem'*
- Cordylina australis*
- Buxus microphylla*
- Elaeagnus macrophylla*
- Hydrangea macrophylla*
- Zamia furfuracea*
- Ophioopogon japonicus*
- Lomandra 'Shara'*

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Contractors shall locate and protect all services prior to construction.
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Structural Details shall be subject to Engineer's Specifications.
Details of Water Features shall be subject to Hydraulic Engineer's Specifications.
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CLIENT Ascham School	
ARCHITECT Tribe Studio	
SCALE 1:100	SIZE A1

CHECKED GD
DRAWN JR
STAGE DA

DWG. TITLE
Landscape Planting Plan

PROJECT
Ascham Boarding House, 19 Darling Point Rd



07-VQ-7