

LANDSCAPE DESIGN REPORT

Australian Institute of Police Management

For: The Australian Federal Police

Project No.: 06-111W

Date: 28 November 2008

THE EXISTING SITE

The perimeter of the project site is bounded by a historically significant sandstone wall on the eastern boundary (through which visitors enter the site); a relatively clear area of rock outcrop and low grasses to the south and west (maintained for bushfire protection). The northern perimeter consists of large sandstone outcrops dropping down to Sydney Harbour below with a mix of native Fig trees and Coral trees with an understorey of grasses and shrubs. To the eastern end, a stand of Smooth Barked Apple Gums dominates in an area of mown grass.

The landscape character is dominated centrally by the array of existing buildings and intermittent exotic plantings with the surrounding native landscape provides a sense of enclosure, particularly to the west and south.

Between the buildings and site boundary there exists a mix of grasses (native and exotic) and native trees including a range of Eucalypts, Cheese trees and Paperbarks. The understorey is generally quite low, maintaining a pleasant open character to the landscape with views to Sydney Harbour to the north and west.

EXISTING HABITAT

Of critical importance to this site is its habitat value to the Long Nosed Bandicoot and Little Penguin.

The Bandicoots utilise the western and northern edge of the site (in particular the mown grass areas) to forage for food. Areas of shrubs and native grasses are also utilised as refuges from potential danger. In this regard the retention and extension of the exotic mown grassed areas has been integrated into the landscape design wherever possible.

The Little Penguins utilise the shrub and native grass areas along the northern edge as nesting sites. The landscape design ensures that these areas of vegetation are left untouched and in their current state. Minor drainage works will be undertaken where the watercourse is to be reinstated running north-south through the central part of the site. This work will simply consist of some rock placement at the base of an existing retaining wall to ensure that no erosion occurs from the watercourse works.

PROJECT TEAM

In developing the landscape concept for the project, Taylor Brammer Landscape Architects worked in close liaison with a consultant team and their individual roles including:

- Brewster Hjorth Architects – site masterplanners and architects; coordination of design levels, external functional requirements and materials selection.
- CR Welsby – civil and hydraulic consultants; development of a stormwater drainage system sympathetic to the needs of the site and fauna habitat and utilisation of ESD principles with natural system implementation wherever possible.

- Dr Alison Hunt – environmental consultant; strategy to increase the viability of the habitat potential for both the Long Nosed Bandicoot and the Little Penguin colonies that utilise the site.
- Moore Trees – arborist; recognition and definition of significant trees and the potential for retention and development of setbacks from trees for building development.
- Fire Base Consulting and Bushfire Protection Planning and Assessment Services – bushfire consultants; integration of the requirements of the consultant to ensure the project landscape is consistent with minimising any bushfire threat by choice of plant species and location of plantings and management of existing landscape.

THE LANDSCAPE CONCEPT

The concept has emerged from a collaborative project team approach and is best described in a number of landscape precincts as outlined below:

The New Administration / Entry Area

- The existing vegetation to the south of the library and administration building is to be retained in its current form with the ground fuel loads being managed to ensure that any potential bushfire threat is managed and minimised.
- Parking to the south of the entry will be defined by two low retaining walls with planting between to provide a visual screen.
- Access from entry gate to the southern part of the site is maintained by an open grassed embankment.
- Arborist input has confirmed the siting of the administration building in regard to the existing trees. The existing Eucalypts between the new building and the site boundary are to be retained.
- The existing watercourse is to be maintained and redeveloped as a feature between the administration and library buildings.

The Orientation Space

- A paved court with a 'green square' forms the focal point to the area between the library / teaching facilities and the accommodation buildings.
- The area is defined by paving including coloured concrete with granite sett banding in a regular grid pattern.
- The north east segment of the square is a grassed space with a single native feature tree to provide a visual focus and shade in summer.
- The space will serve as a meeting place and allows the buildings to 'breathe' with views to the harbour in the north.
- In addition the area has been designed to allow for garbage and delivery trucks to move through the site and permit these services to be successfully managed.
- Ramped access from the teaching facilities to the space is provided along the north east corner of the lawn.

The Residential Garden

- The area between the two new residential buildings provides a direct pedestrian link between the square and the new accommodation and existing cottages; access is provided to meet AS1428 requirements.

- A vehicular setdown area is provided at the eastern end so that guests can unload cars and distribute any luggage.
- The pathway between the buildings provides opportunity for two outdoor courtyard / teaching areas with seating and paving.
- Native plantings surround the paths and paved areas with a rock lined swale (on the north side) providing for stormwater overflow and native fauna habitat.
- Views to the harbour at the western end are maintained from the bottom courtyard.
- Rainwater collection tanks are also placed amongst the landscape for practical and aesthetic reasons.
- At the western end of the garden a footpath provides continuous ramped access (AS1428 compliant) between the new and existing accommodation.
- The lawn, rock outcrops and trees at this western end of the project are to remain in their current condition as they provide a valuable bandicoot foraging area.

The 'Heritage Road'

- An access way of washed aggregate concrete provides an east west link from the entry car park to the gates that once accessed the road down to the original jetty that serviced this site from the harbour.
- The route of the road was determined in conjunction with the heritage consultants for the project from early aerial photographs.
- The road is to be constructed with a washed aggregate concrete with a appearance that is similar to a crushed sandstone that would have commonly been used around the time of the original site development (dated 1929).
- Adjoining the 'road' are pockets of low shrub and native grasses to provide refuge points for the bandicoots using the northern lawn for foraging.

The Northern Lawn

- This area of the site is the most crucial and most simple resolved with the areas that were once covered by buildings now to be replaced with lawn and provide increased foraging area for the bandicoots.
- The Little Penguins nesting areas are to be left undisturbed with only minor works occurring at the area where the watercourse meets the existing retaining wall (which is kept as is).
- The watercourse is re-established through the central part of this site to provide a link to the southern side and the source of the watercourse on the southern boundary. Rockwork and native grass plantings will provide the added benefit of improved habitat for native fauna.

CONCLUSION

This landscape concept has been developed as part of a collaborative process with members of the project team. It has considered the practicalities of bushfire protection, native fauna protection, existing tree retention, endemic plant selection, the heritage of the site and the users of the new development to resolve a landscape concept that responds appropriately to the site.

The outcome is a subtle response to a site where the principle of 'less is more' applies with the new landscape relating to the built form and the existing landscape left largely untouched but retaining and augmented wherever possible.

Coordination with the engineering disciplines has enabled the use of natural drainage and paving systems wherever possible to create minimal impact on the existing natural systems.

Materials have been selected for their functionality and relationship to the site's heritage and setting with natural colours of the landscape predominating.

Plant selection is simple and endemic to the site so that in a short period of time the new development will blend with its existing surroundings – complimenting the landscape rather than trying to stand out.

While the built form is important, the protection and improvement of the habitat for the existing native fauna has played a major role in guiding the landscape development to a resolution that is simple and appropriate for this unique part of the Sydney Harbour Foreshore.

LEGEND

SITE BOUNDARY

EXISTING CONTOUR

PROPOSED NEW CONTOUR

EXISTING SPOT LEVEL

PROPOSED SPOT LEVEL

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

EXISTING ROCK OUTCROPS TO BE RETAINED

UNIT PAVING

COLOURED CONCRETE WITH GRANITE SETT BANDS

BROOM FINISH CONCRETE

WASHED AGGREGATE CONCRETE

EXISTING VEGETATION RETAINED

GRAVEL DRAINAGE SWALE

NEW PLANTING BED WITH SHRUBS, GROUNDCOVERS AND NATIVE GRASSES

EXISTING NATIVE BUSHLAND TO BE RETAINED AND MANAGED TO MEET REQUIRED BUSHFIRE FUEL LOADS

BOLLARD

RAINWATER TANK

SEATING

RETAINING WALL

REINFORCED GRASS TURF CELL

EXISTING GRASSED AREAS RETAINED

NEW GRASSED AREAS

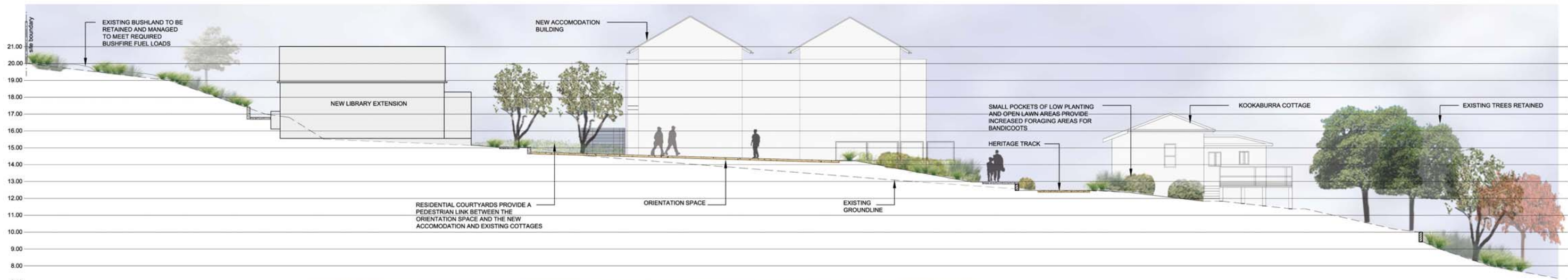
INDICATIVE PLANT LIST

Symbol	Botanical Name	Common Name
	<i>Crowea saligna</i>	Willow-leaved crowea
	<i>Dianella caerulea</i>	Dianella
	<i>Epacris longifolia</i>	Fuchsia heath
	<i>Gahnia clarkii</i>	Tall saw-sedge
	<i>Imperata cylindrica</i>	Blady grass
	<i>Kunzea ambigua</i>	Tick bush
	<i>Leucopogon juniperinus</i>	Prickly Beard-heath
	<i>Lomandra longifolia</i>	Mat rush
	<i>Monotoca elliptica</i>	Tree Broom-heath
	<i>Notelaea ovata</i>	
	<i>Tristanopsis laurina</i>	Water Gum
	<i>Banksia integrifolia</i>	Coast Banksia

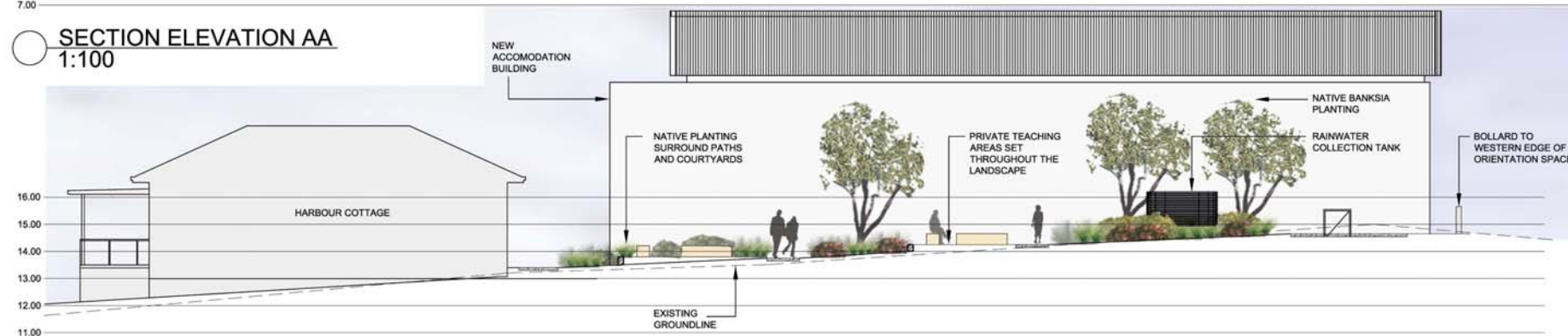
DESIGN NOTES

- 1 STEPPED RETAINING WALLS TO SOUTHERN SIDE OF ENTRY CARPARK
- 2 EXISTING NATIVE BUSHLAND AREA TO BE RETAINED AND MANAGED TO MEET BUSHFIRE LOADS
- 3 EXISTING WATERCOURSE TO BE MAINTAINED AND REDEVELOPED
- 4 SOUTHERN CAR PARK WITH EXISTING ACCESS FROM THE SOUTHERN BOUNDARY
- 5 1:10 RAMP LEADING FROM THE ORIENTATION SPACE TO THE SOUTHERN CARPARK
- 6 ORIENTATION SPACE INCLUDES A PAVED COURT AND 'GREEN SQUARE'
- 7 RESIDENTIAL GARDENS COMBINED WITH BANKSIA TREES, GRAVEL DRAINAGE SWALE AND RAINWATER COLLECTION TANKS
- 8 STEPPED ACCESS FROM HARBOUR COTTAGE TO THE HERITAGE TRACK
- 9 EXISTING SANDSTONE OUTCROPS RETAINED
- 10 HERITAGE TRACK FINISHED IN A WASHED AGGREGATE CONCRETE
- 11 SMALL POCKETS OF LOW NATIVE PLANTING BETWEEN COUCH GRASS
- 12 CARPARKING WITH REINFORCED TURF CELL
- 13 DRAINAGE OUTLET

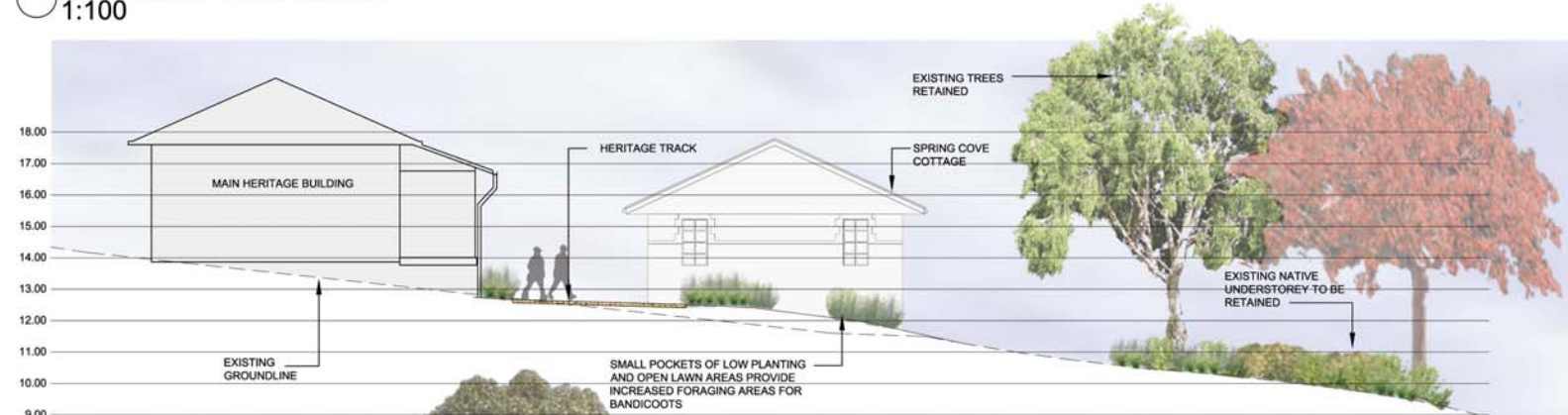




SECTION ELEVATION AA
1:100



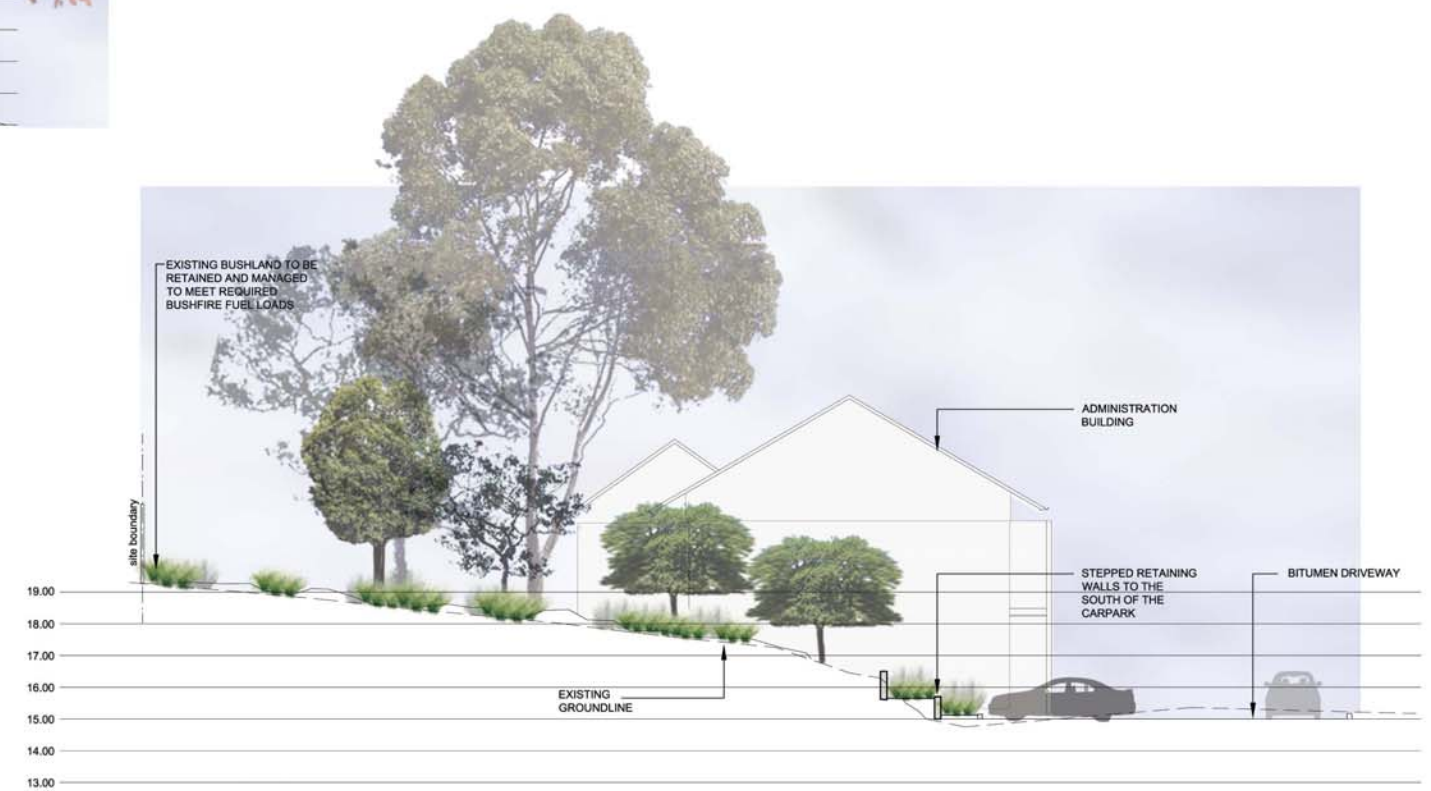
SECTION ELEVATION BB
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SECTION ELEVATION CC
1:100



SECTION ELEVATION DD
1:100



SECTION ELEVATION EE
1:100

LANDSCAPE IMAGES SOFT LANDSCAPE



HARD LANDSCAPE

