

## **Redevelopment of UNSW Cliffbrook Campus**

Response To Submission Documentation (SSD 8126)  
Landscape Design Statement

**fjmt**

Project Name	Cliffbrook Campus Redevelopment		
Project Code	UNSWCCR		
Document Name	Landscape Design Statement		
Document ID	171102 UNSWCCR Landscape Design Statement		
Revision	Date	Comment	
A	04.05.17	SSD Application	PP
B	02.11.17	RTS Documentation	NM

**Sydney** Level 5, 70 King Street, Sydney NSW 2000 Australia **t** +61 2 9251 7077  
**Melbourne** Level 2, 56 Hardware Lane, Melbourne VIC 3000 Australia **t** +61 3 9604 2500  
**Oxford** Belsyre Court, 57 Woodstock Road, Oxford OX2 6HJ United Kingdom **t** +44 1865 29 2042  
**London** 42-43 Upper Berkeley Street, London W1H 5PW United Kingdom **t** +44 2037 52 6762

**w** [fjmtstudio.com](http://fjmtstudio.com)

Francis-Jones Morehen Thorp Pty Ltd ABN 28 101 197 219  
Nominated architect Richard Francis-Jones ARBNSW 5301  
Registered architect Richard Francis-Jones  
Francis-Jones Morehen Thorp Ltd Company no 7384142 ARB 078103G

# Contents

1.0	Introduction	4
2.0	Existing Conditions	5
3.0	Client Brief	6
4.0	Landscape Design Statement	7
5.0	Landscape Design Philosophy	8
6.0	Key Elements / Zones	10
7.0	Movement & Connections	11
8.0	Foreshore Path Investigation	13
9.0	Water Sensitive Urban Design and Environment Sustainability	14
10.0	Detail Areas	15
11.0	Battery & Beach Street Address	21
12.0	Roof Terraces	24
13.0	Tree Management	25
14.0	Materials	26
15.0	Indicative Planting Palette	27
16.0	Revetetation Palette	28
17.0	Landscape Drawings	29

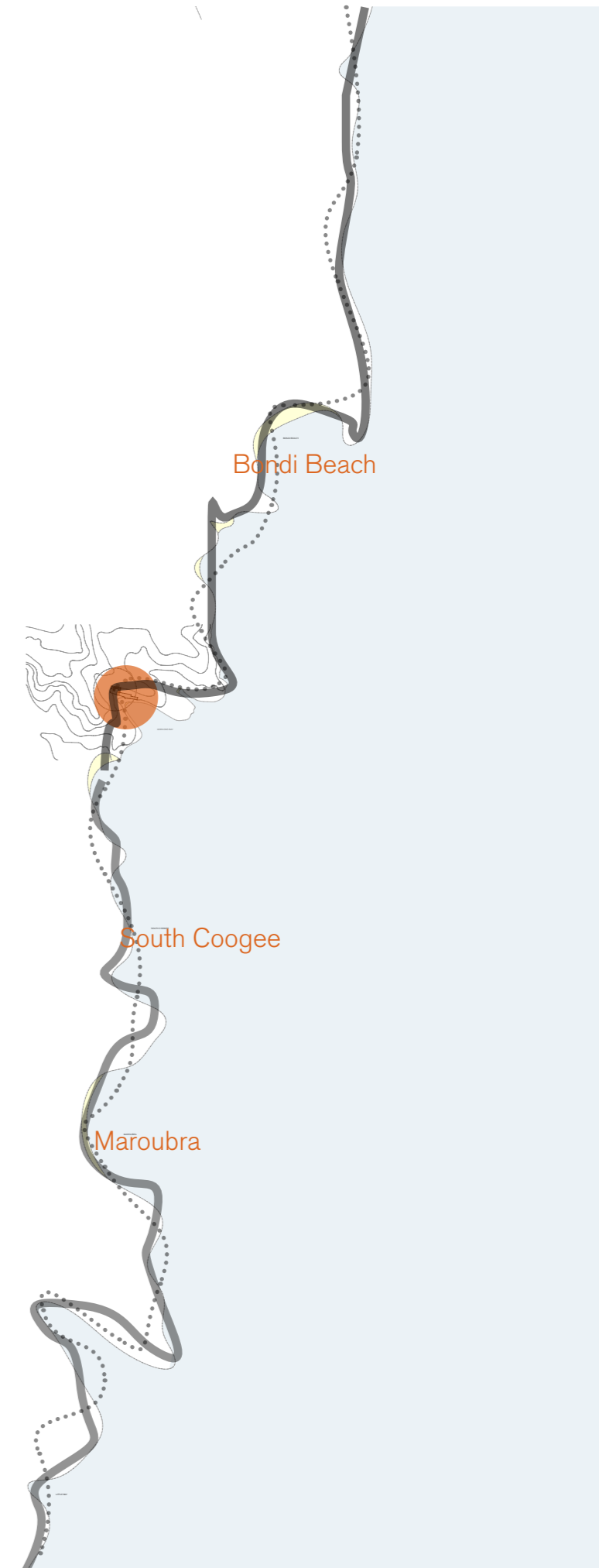
# 1.0 Introduction

## Context

UNSW's Cliffbrook Campus is a satellite campus located in The City of Randwick in Coogee on the corner of Battery and Beach Streets. The campus is approximately 6km South East of the Sydney CBD and 3km to the west of the UNSW Randwick Campus. The campus is located at 45 - 51 Beach Street, with ocean views over Gordons Bay, and a physical connection to the Coastal Walkway. The campus is composed of two lots totalling 11,536.4 m<sup>2</sup> (1.1536 ha) held in freehold title by UNSW. This includes the Cliffbrook Campus with its four existing buildings, carpark, a recreational lawn and patch of bushland, as well as the adjacent residential lot that contains a single dwelling at 10 Battery Street (Lot 8, DP8162). The site sits along the Coogee to Bondi coastal walk, connecting the area to the eastern suburbs coastline. It is secluded and quiet, and the bay is abundant in native flora. The dense vegetation provides a haven for many small birds and lizards.

Since the purchase of the property UNSW has struggled to find a highest and best use for the site. Over the years the property has been used for satellite office based functions including the Australian School of Taxation, the Asia Australia Institute and the Redfern Legal Centre. It was used for decant space for the Kirby Institute during the Wallace Wurth project. The only existing occupants of the property are the offices of UNSW Press which has been located there since the late 1990s. Most of the property is fitted out for offices and remains vacant. The brief is to create alternative accommodation for the AGSM Residential Program functions, as well as for UNSW to make better use of an existing under-performing asset, whilst also improving the competitiveness of UNSW's management courses.

The project will offer a "4-star" conference centre experience, with improved residential accommodation & amenities; more contemporary and customised suite of learning spaces; a unique beachside 'retreat' locale. As well as a location for other UNSW faculties, schools and business units to hold small conferences and strategy days; and an opportunity to revisit the operational model (currently catering is managed by UNSW Venues and Events) to ensure this is market-competitive.



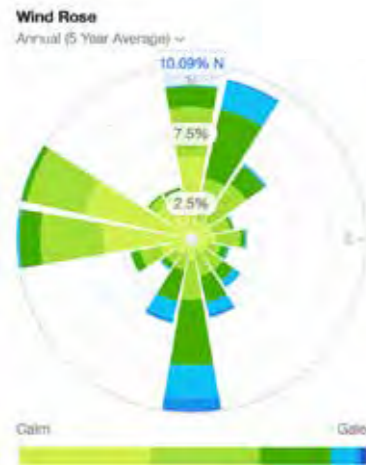
## 2.0 Existing Conditions

### Climate

The climate affecting the site area is typical of that experienced along Sydney's Eastern coastline. The Summers are typically warm to hot and the winters are cool to mild with a Summer maximum of rainfall. The average monthly temperature range for January is between a minimum of 17.4 degrees and a maximum of 26.1degrees. During July the monthly temperature range is between a minimum of 6.5 degrees and a maximum of 16.7degrees. The average annual rainfall is 1083.7mm The highest average monthly falls of rain is 124.3mm which occurs in June, whilst the lowest of 60.3mm occurs in September.

### Wind

In the winter months the dominant winds are from the West. The site area is most likely to be affected by the southerly winds. These winds increase the impact of aerosaltic spray on the bay by accelerating erosion to the sandstone. (Bureau of Meteorology, 2015)



Wind Rose Data for Coogee  
Source: Bureau of Meteorology 2015

### Geology & Soils

Gordons Bay is a deeply incised bay with steep sandstone cliffs and a small beach at its head. A public reserve consisting of remnant natural, heathland and a mix of exotic and native plant species is also located in the head of the bay.

Soil profiles and landscape mapping indicates that the soil landscapes that occur at the subject site are Newport, and Hawkesbury. The precise address of the subject site lies on the boundary of these two soil landscapes which are often correlated.

Newport soil landscape is characterized by surface layer of shallow aeolian (wind-blown) sands the shallow windblown sands of the Newport soil landscape unit usually overlie the Newport and Garie Formations of the Middle Triassic Narrabeen Group, which consist of interbedded laminite, shale and quartz to lithic quartz sandstone.

Hawkesbury soil landscape is characterized by exposed Hawkesbury Sandstone which fractures in a way to give a distinctive "blocky" appearance, remaining in boulders and rocky outcrops with only skeletal colluvial soils where weathering has occurred.

Newport and Hawkesbury Soil Landscapes are subject to high erosion. Where storm-water runoff is not adequately controlled, serious gully erosion can occur and can remove Newport aeolian sand layers, leaving behind only Hawkesbury Sandstone. (Narla Fauna & Flora Assessment

### Flora & Fauna Assessment

Narla Environmental were engaged to undertake a flora & fauna assessment on the project site. The following presents a summary of Narla's findings.

### Existing Flora

Prior to the 1940's the area (including the subject site) was predominately cleared of vegetation (ref: 1943 Aerial Mapping - NSW Spatial Services, 2016). As such, little of the vegetation on site can be considered truly remnant. Most native plants in the 'bushland' area of the subject site have naturally regenerated, presumably from seedbank, rootstock or dispersal by wind, water or animals. Regeneration has been encouraged on and adjacent the site through historic and ongoing bush regeneration activities in the area.

Site surveys undertaken by Narla determined the vegetation in the bushland area of the site comprised of native flora interspersed by weed infestations. Narla concluded that the subject site may have once supported a transitional vegetative community between the eastern Suburbs Banksia Scrub (ESBS) and Coastal Headland Heath. Further analysis of the vegetation plots revealed the vegetation of the subject site correlated more strongly with Coastal Headland Banksia Heath, a non-threatened vegetation community that shares floristic elements with ESBS.

No flora species of conservation significance listed under Rare and Threatened Australian Plants (RoTAP), the NSW Threatened Species Conservation Act of the Biodiversity Conservation Act were identified on or immediately adjacent the subject site.

### Existing Fauna

Narla Environmental identified 20 fauna species on the day of the site visit, eighteen of these species are native, and two are introduced species, exotic to Australia. All native fauna species are listed as 'protected' under the NSW National Parks and Wildlife Act 1974. No species listed as threatened under the TSC or EPBC Acts were encountered.

Birds were the most strongly represented fauna group observed during the survey, with 16 species recorded.



Existing vegetation communities (Narla Environmental March 2017)



## 3.0 Client Brief

### Project Objectives and Opportunities

### Landscape Response

A 4-star conference centre experience with improved residential accommodation and amenities

Explore opportunities for amenity and extracurricular activities in external spaces.

A unique beachside 'retreat' locale .. with a unique accommodation experience: ocean views, beachside location, ample exercise and breakout spaces

Provide visual connection to outdoor spaces

Maximise views and vistas capturing the unique location and its coastal cliff setting

Provide access and connection to Gordons Bay and the Bondi to Coogee coastal walk

Create multifunctional external spaces to provide opportunities for outdoor learning, group activities, outdoor functions such as 'Welcome to Country' or post-ceremony celebratory events and private spaces for contemplation / relaxation.

Ease of access and parking. Provision for shuttle bus transport or other arrangement to ensure connectivity to the Kensington Campus

Rationalise vehicular movement through the site and proposed building layout and consider provision of bus / taxi drop-off zones, loading/deliveries, car and bicycle parking.

Proposed events with spill out / breakout spaces & casual seating around café areas

Explore opportunities at the building interface to facilitate spill out / breakout spaces in external areas.



GORDONS BAY AND 'CLIFFBROOK' - CIRCA 1883



VIEW TO EXISTING CLIFFBROOK HOUSE



CLIFFBROOK PARADE BOARDWALK - VIEW TO GORDONS BAY

# 4.0 Landscape Design Statement

## Design Principles

### Integrated form

Synthesis of the **landscape and the built form** is fundamental to the design concept. The core landscape design concept is to create a **multi-layered communal landscape** specific to the site and context.

The natural topography of the surroundings are comprised of sheer sandstone landscape with sparse mature trees and heath forest groundcover, native grass and sandstone substrate is referenced along with more fundamental principles such as "coastal edge" and "shelter".

### Existing and Proposed

A ground plane layer is comprised of an existing mature garden surrounding the Cliffbrook House, formal hedges and pathways, informal seating areas, edges and planting generated from the building and reaching out to the site context. This creates a contrast between the natural assets of the coastal edge landscape and the formal landscape of the grounds around the historic house that connects the proposed retreat building and the site but also forms a series of **outdoor sub-spaces for different outdoor activities**. New tree planting on this 'layer' extends and references the original endemic trees on the site; the Coastal Banksia (*Banksia integrifolia*).

### Materiality and Geology

Further site references include the use of endemic tree species associated with watercourse and former swamp area (Coastal Tea Tree) and the use of primary landscape materials such as sandstone boulders reflects the underlying geology of the region. These design elements are intended to evoke a **connection to the site** rather than a literal interpretation of natural condition or historic events. Interpretation will be individual.



Concept Diagram

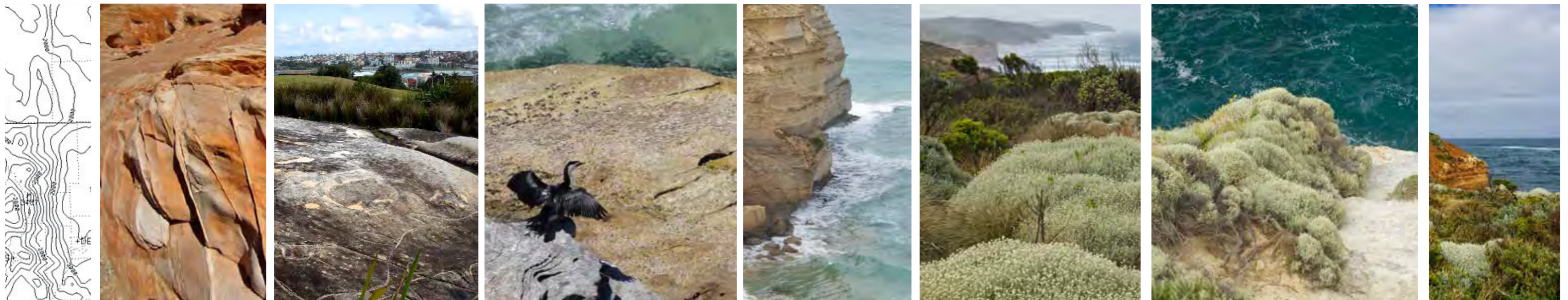
Historic Cliffbrook house set within existing trees, topographical setting & landscape forms



Concept Diagram

Integrated concept - building form and landscape forms coexist - Landscape elements extend into the site and embody existing and future transitions such as:

- historic - architectural - bushland
- formal - informal - natural
- brick - sandstone - concrete - timber - gravel - sand - ocean



## 5.0 Landscape Design Philosophy

A place connected to nature.

A meeting place.

A people place with flexible space

### Design Concepts

To make an authentic educational retreat for the UNSW's Australian Graduate School of Management (AGSM) through:

- Creating an informal meandering, organic ground-plane that connects as a fluid expression of arrival and movement
- Providing a new educational and communal heart drawn from the qualities of the site that make Cliffbrook a special place and destination
- Respecting and enhancing the site as a source of inspiration that also reflects the natural and anthropogenic history of the site and "The Meeting Place" of the traditional owners and inhabitants of the land. (Coogee or Kudjee is the aboriginal place name for Gordons Bay)



'CLIFFBROOK' HOUSE AND VIEW TO SOUTH PACIFIC OCEAN



GORDONS BAY AND 'CLIFFBROOK' - CIRCA 1883

### Key Design Principles

The overall key principles of the project that are directly applicable to the design of the open space include:

- Heritage & Views
- Scale & Form
- Microclimate
- Materiality and Detail
- Collaboration
- Flexibility & Diversity
- Geometry and Address
- Legibility and Identity
- Sustainability and Innovation
- Economy and Value



## Vision & Objectives

**The following are selected objectives that relate to the landscape design response:**

- Encourage healthier living through passive outdoor activities that maximize the natural assets of the site
- Interactive and welcoming environment for all visitors and residents
- Provide flexible and inviting outdoor spaces to congregate and pause that promote passive pursuits
- Integrate with attractions in the broader regional open space network including Gordon's Bay cliff top walking track, Clovelly Bay surf life saving club, and the main retail strip at Coogee Bay
- Harness emerging technologies and innovative environmental sustainable design approaches



## Principles

**The following selected principles have been developed to help inform the landscape design response:**

- Entrance to portray a sense of arrival and occasion
- Passive amenity landscape with good streetscape and arrival connections that reinforce the existing high value assets
- Formal Heritage house gardens and surrounds that facilitates events and social interaction
- Create a central gathering space between the new retreat building and the heritage house
- Provide an outdoor foreshore terrace that provides a connection to the natural environment
- Capitalise on views and natural assets of the site and provide access through the foreshore landscape to the cliff top walkway
- Ensure a safe, inclusive and sustainable place
- Showcase innovative environmentally sustainable design that emphasises passive energy use, incorporates integrated water management, demonstrates clever use of building materials, promotes health and wellbeing and potentially reduces future operating costs



## 6.0 Key Elements / Zones

The proposed urban and landscape design creates a unique sense of place fully integrated with the nature of the architectural proposition.

Landscape Zone	Character
1 The Arrival	activated, dynamic, connected, accessible
2 Cliffbrook House Gardens	vibrant, dynamic, activated, safe
3 Learning Faculty / Executive Retreat	educational, cultural, activate
4 The Meeting Place	central, inclusive, flexible hub
5 The Terrace	quiet, relaxing
6 Foreshore Landscape	native, lush, quiet, buffer



## 7.0 Movement & Connections

### Pedestrian Movement

Provide strong pedestrian linkages through the site that:-

- facilitate connection & interaction
- maintain existing function / entry to Cliffbrook House and
- allow coastal foreshore experience & connection to Cliffbrook Parade Boardwalk

Legend

- 1 Accessible Site Entry
- 2 Primary pedestrian connection
- 3 Secondary pedestrian connections
- 4 Informal linkages
- 5 Connection through Foreshore landscape - link to Cliffbrook Parade
- 6 Regional Coastal Connection - Cliffbrook Parade Boardwalk



## 8.0 Movement & Connections

### Vehicular Movement

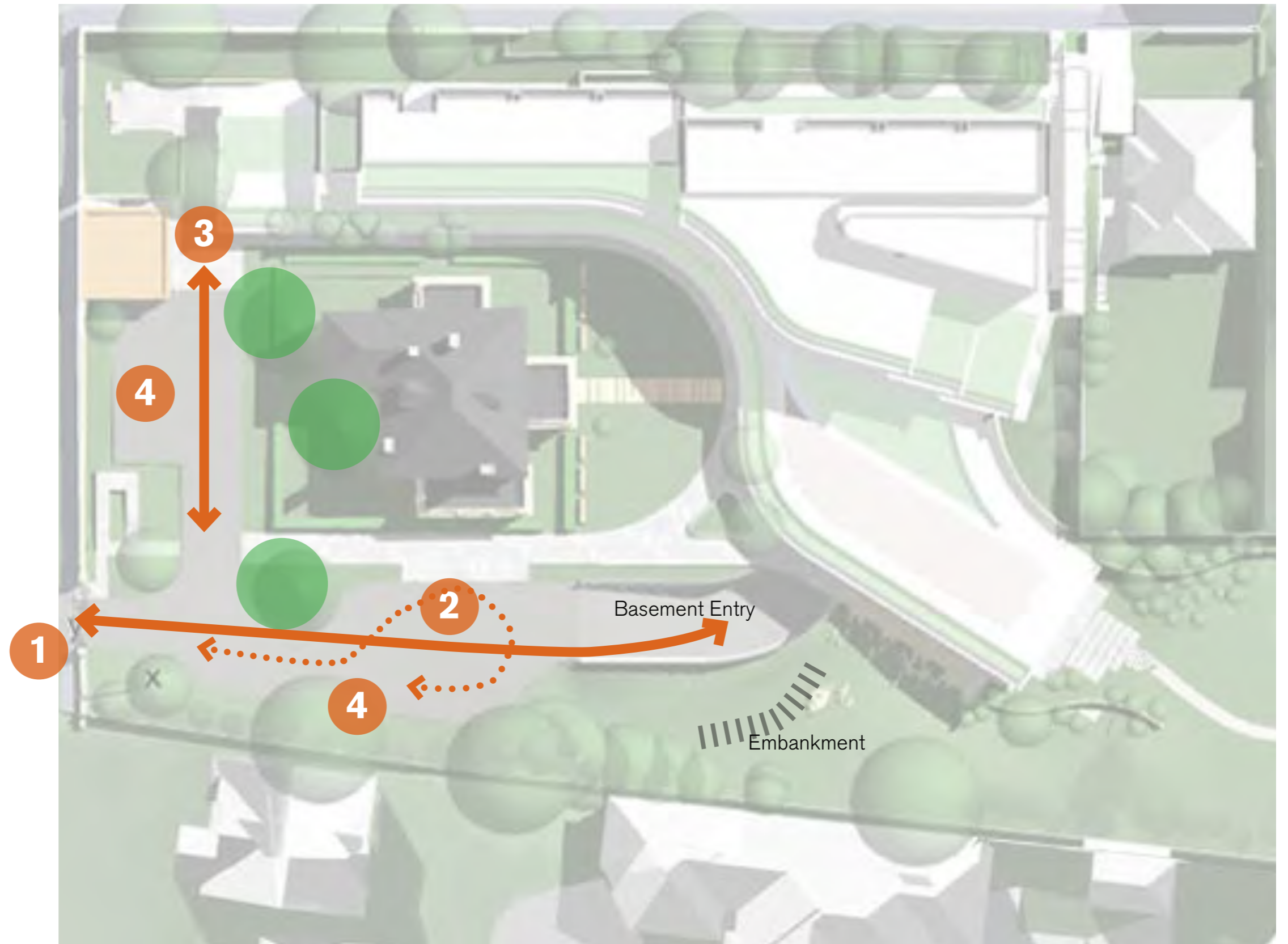
Provide easy vehicular circulation, drop-off and basement parking, zones for deliveries & loading

#### Legend

- 1 Vehicle Entry
- 2 Vehicle Drop-off/ Pick up and Short stay for Reception
- 3 Loading / Goods Delivery
- 4 At Grade Car Parking

↔ Vehicular Movement

● High Value trees to be retained-  
(The Ents Tree Consultancy - May 2017)



\* A total of 37 car parking spaces will be provide including 27 basement spaces.

## 8.0 Foreshore Path Investigation

Narla Environmental also undertook an assessment of three possible locations for the foreshore walking paths and identified three options ranging from lowest to highest impact on the existing vegetation.

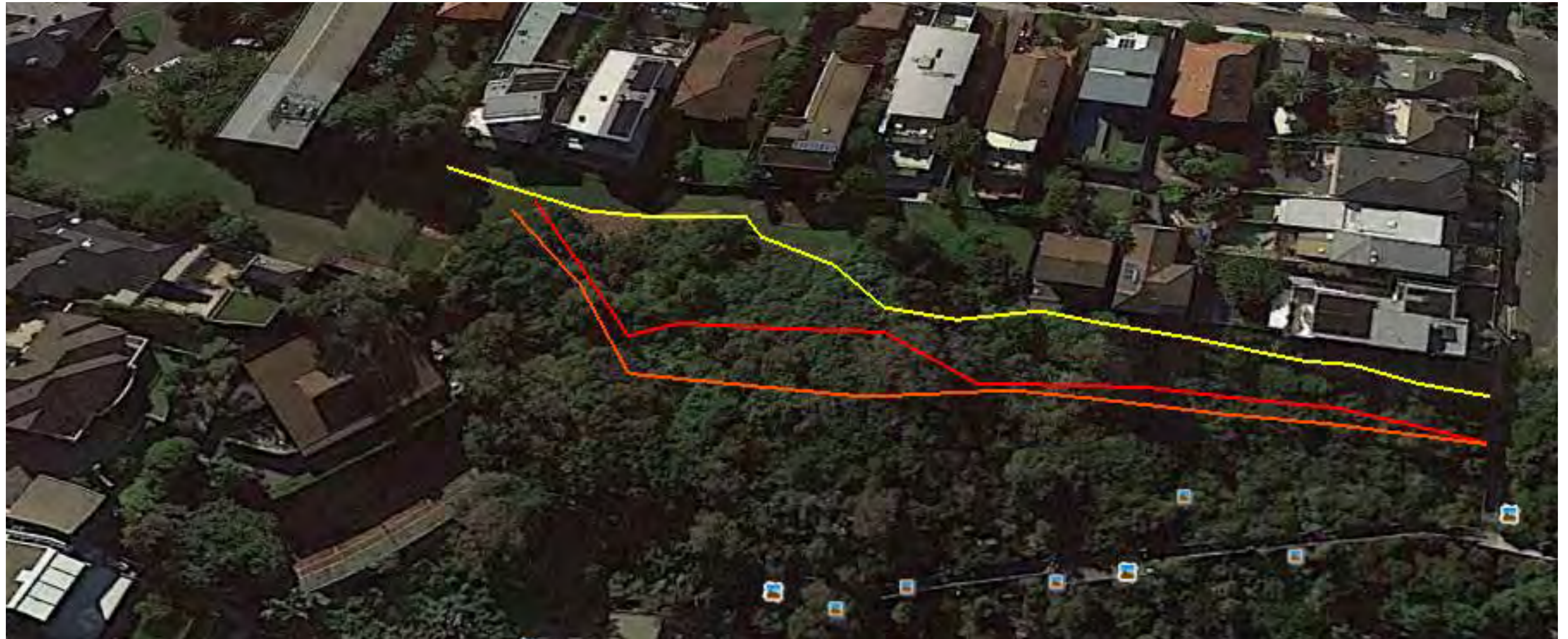
The current landscape design for the pathway is located between Option 01 and 02. The final pathway location will aim to minimise impacts on the existing vegetation and retain and provide additional vegetative screening and privacy to the existing residents on Battery Street. The retention of existing views is also an important factor in selecting the pathway location.

The recommendations of the Flora & Fauna Report can be summarised as follows:

- Microsite the final location of the foreshore walk with a detailed survey from an ecologist (to avoid critical habitat or rock outcrops)
- All works to follow best practice in erosion and sediment control
- Revegetate the existing lawn area (species < 2.5m tall to maintain residents views)
- Remove weeds to the eastern patch of Mirror Bush, upgrade erosion control and re vegetate
- Retain stands of existing trees
- Monitor stormwater gully for erosion
- Undertake bush regeneration works in areas immediately adjacent the proposed foreshore walk

These recommendations have been incorporated into the Landscape Drawings.

- Footpath Option 01 - least impact
- Footpath Option 02 - medium impact
- Footpath Option 03 - highest impact



## 9.0 Water Sensitive Urban Design and Environment Sustainability Design

### Ecological Sustainable Development

The intention is that ecological principles are integrated into the landscape design with the primary focus on water. Principles such as water sensitive urban design (WSUD), plant selection process and site micro climatic analysis inform the layout, materials selection and environmental response.

The primary landscape ESD initiatives include:

- Fall paving to facilitate surface water recharge to mass planting beds to reduce potable water usage
- Provide an appropriate area of planting to improve air quality and reduce the urban heat island effect; and select hardy, low water use, indigenous plant species where possible suited to the harsh urban environment.

Water is a key sustainable focus in the Australian landscape. Although many of the plant species to be selected will have low water requirements (and therefore are inherently water conserving), water-efficient subsoil drip irrigation systems are proposed to ensure that the landscape is maintained to the high standard required.

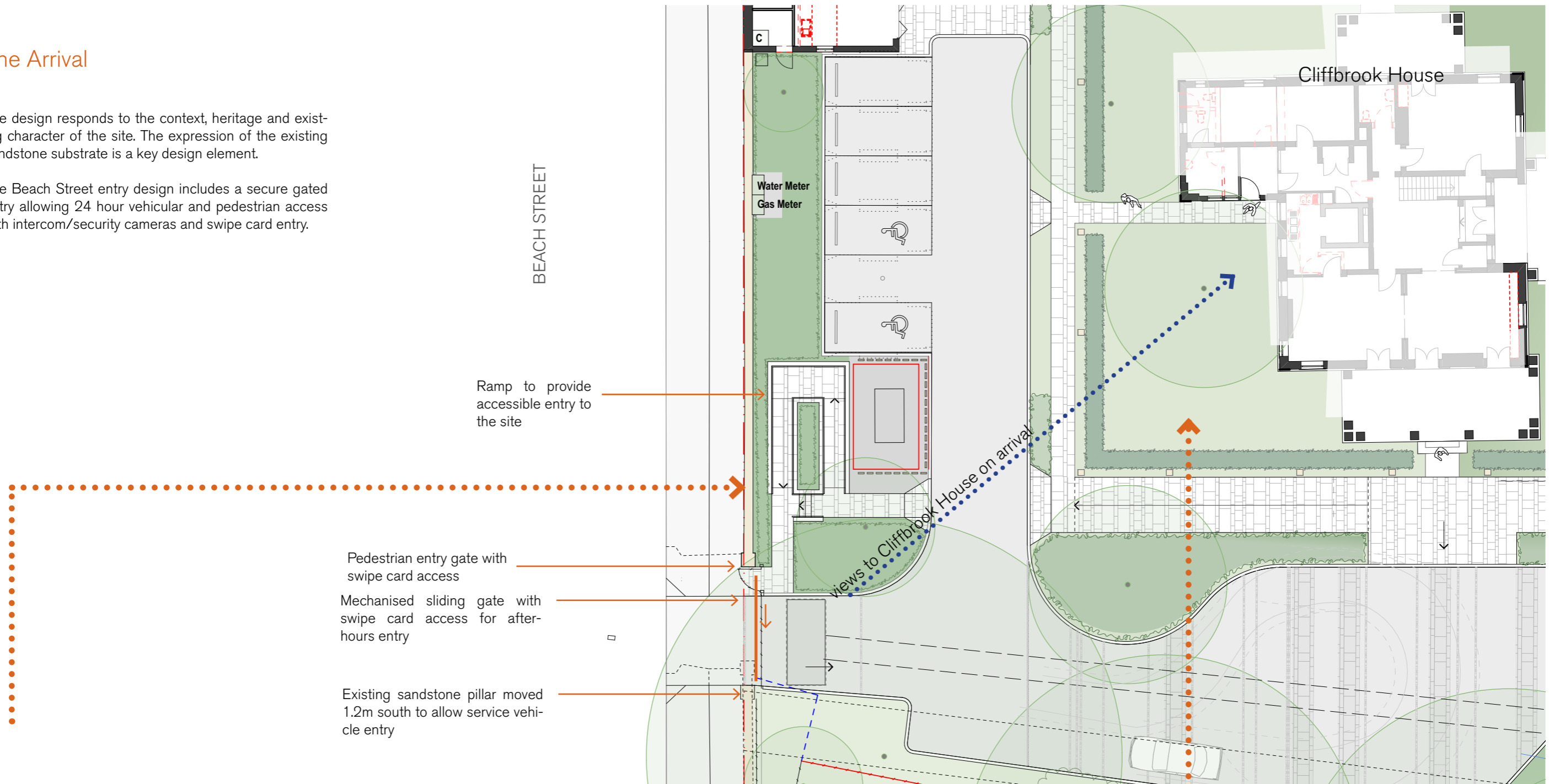


# 10.0 Detail Areas

## The Arrival

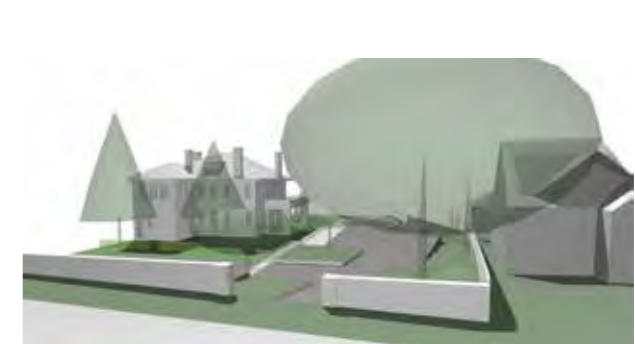
The design responds to the context, heritage and existing character of the site. The expression of the existing sandstone substrate is a key design element.

The Beach Street entry design includes a secure gated entry allowing 24 hour vehicular and pedestrian access with intercom/security cameras and swipe card entry.



Existing heritage sandstone wall and gate portray a sense of arrival and occasion. Views to Cliffbrook House are maintained in the landscape design to reinforce the link to the sites historical context.

Proposed formal hedge planting frames the heritage house

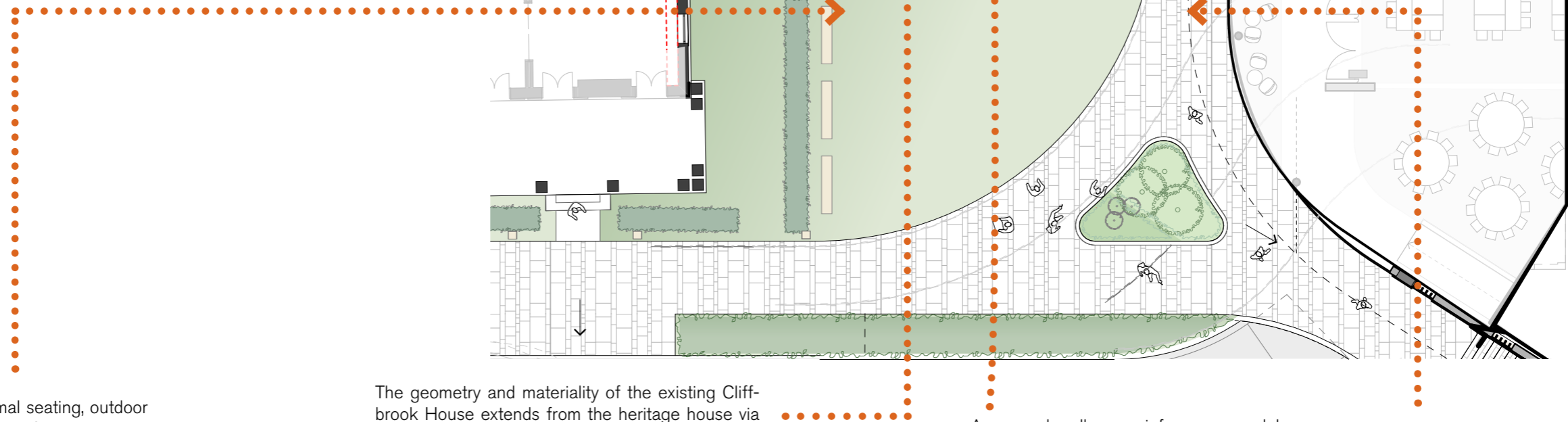


# Detail Areas

## The Meeting Place

The Meeting Place is an activated hub, welcoming new visitors and providing a range of flexible uses from social gatherings to outdoor classes.

The central courtyard space can be a breakout space, an informal meeting location or an event space for larger ceremonial and celebratory events.

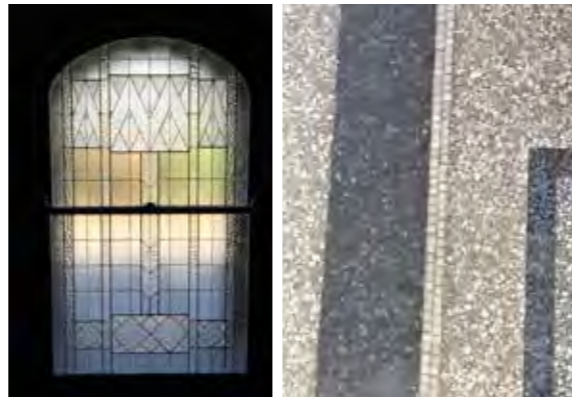


Cliffbrook Lawn - flexible space, informal seating, outdoor learning areas, spillout areas for social and formal events

The geometry and materiality of the existing Cliffbrook House extends from the heritage house via a new axis connection and creates a link from the existing and proposed development

A covered walkway reinforces groundplane geometry, provides shelter and integrates landscape and architectural elements

The proposed hardscape treatment to the meeting hub creates a generous pedestrian connection & outdoor meeting area



# Detail Areas

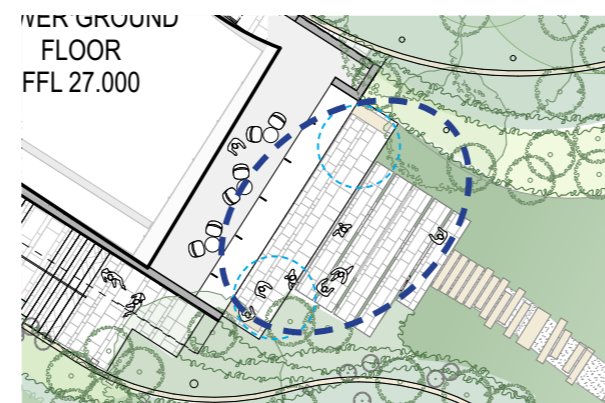
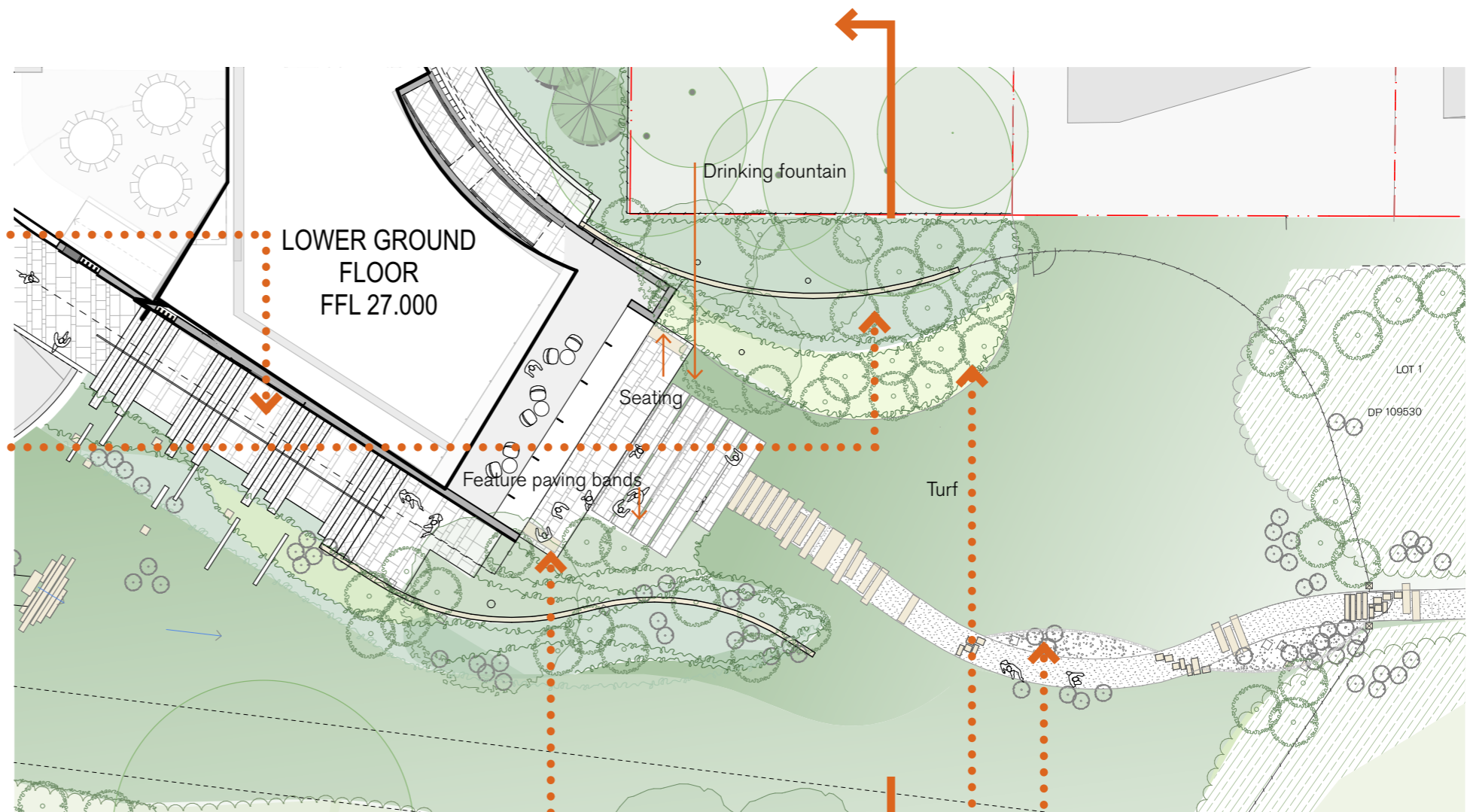
## The Terrace

The staggered stepped connection to the terrace is the start of the transition from the built form and heritage character of Cliffbrook House to the coastal and informal elements of the eastern landscape. Feature banded planting and the use of linear sandstone and gravel patterns reinforces this transition.

Screening planting provide an acoustic buffer and maintain the privacy of existing Battery Street properties.

Opportunities to reuse UNSW's existing stockpile of sandstone will be explored during detailed design. Potential uses include:

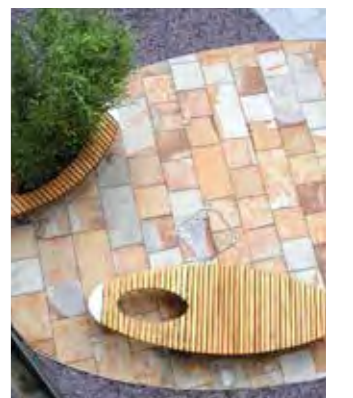
- feature stone banding in the terrace steps
- custom bollard lights with sandstone stone elements
- terrace paving
- integrated into bespoke furniture

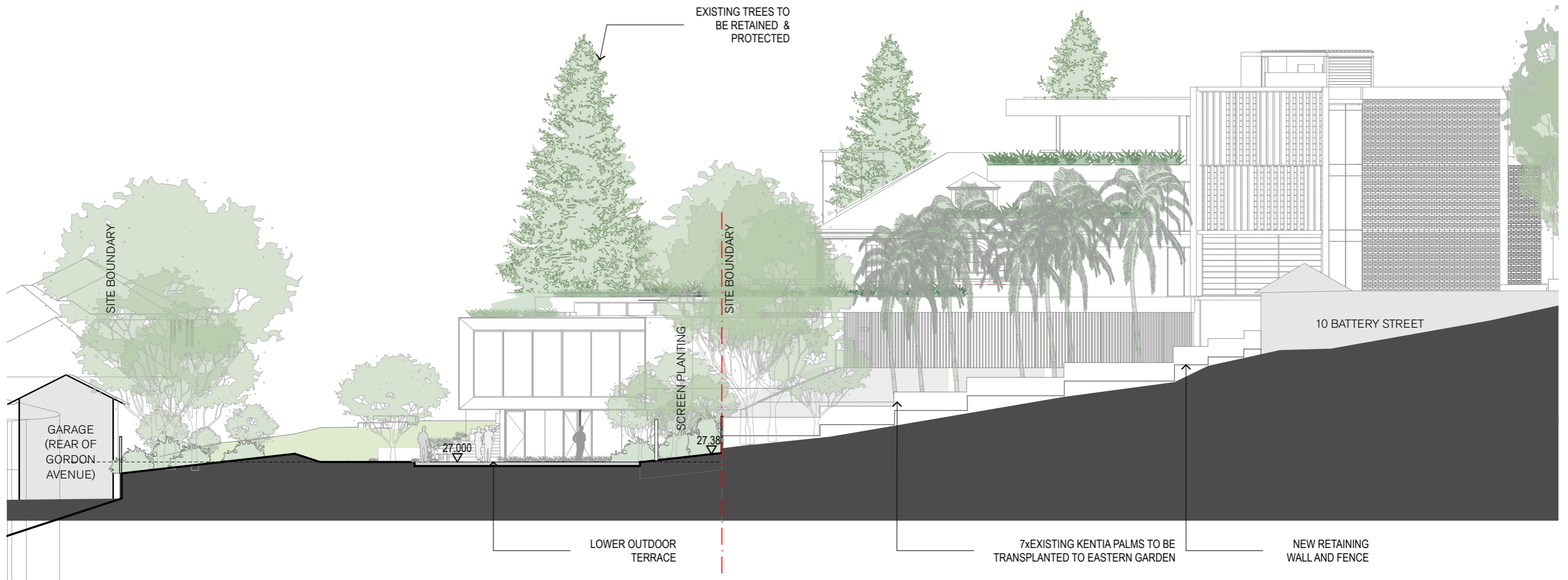


The terrace is to be a flexible space - moveable furniture could be taken outside for small meetings or individual quiet time.

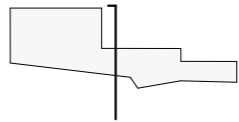
Custom outdoor furniture located to create a flexible space. Storage could be provided for outdoor activities eg. yoga mats, cushions etc

The softscape design of the terrace references the plant species of the locally relevant species from the vegetation communities identified in the Flora & Fauna Report. The planting design will use native plants of this community with feature accent plants grouped and arranged to transition





Section L1



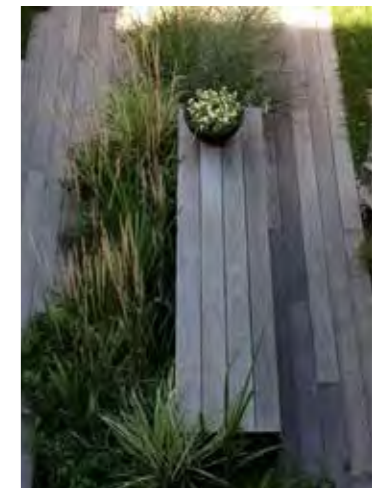
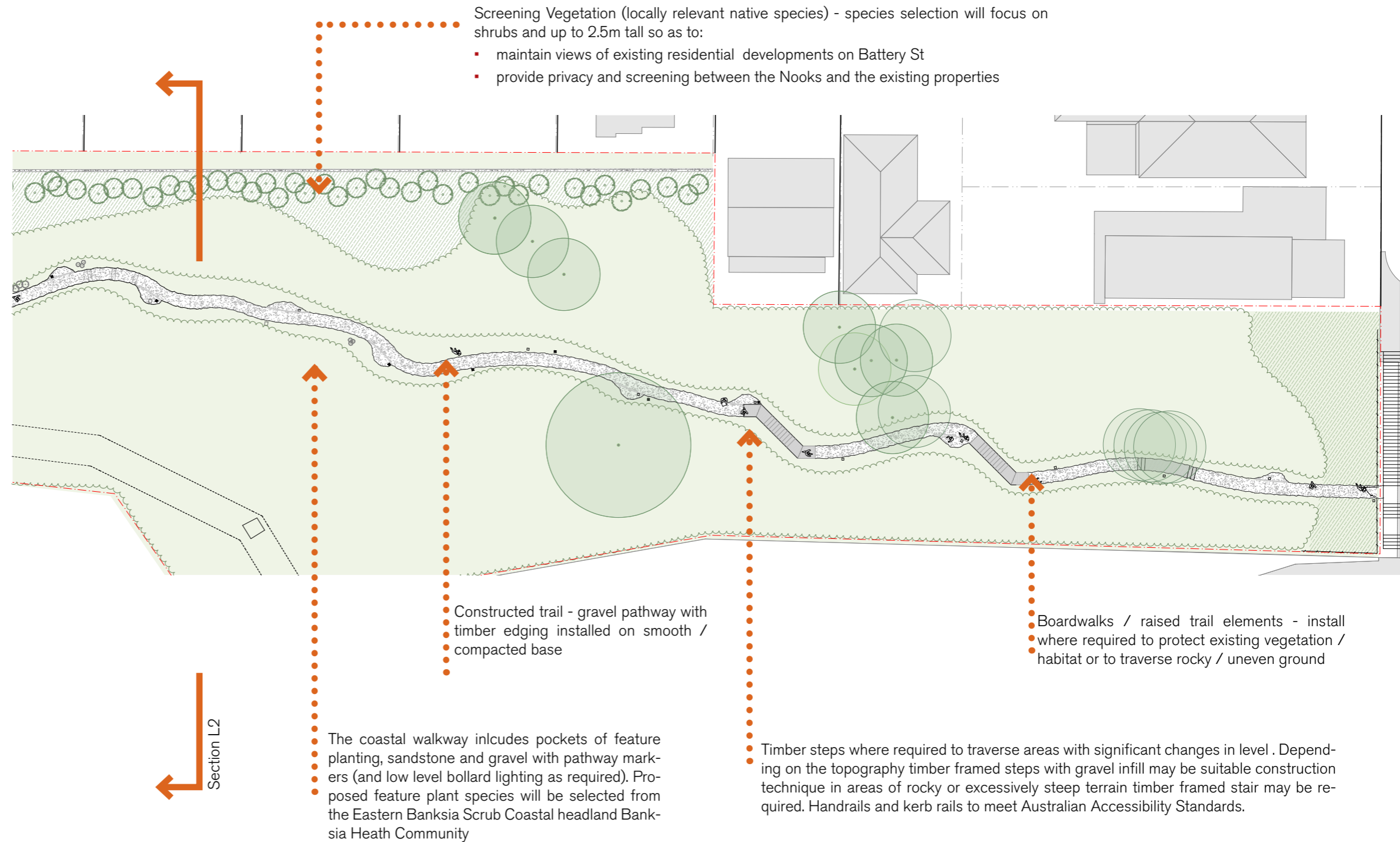
Section / Elevation through external terrace  
Looking toward proposed education facility

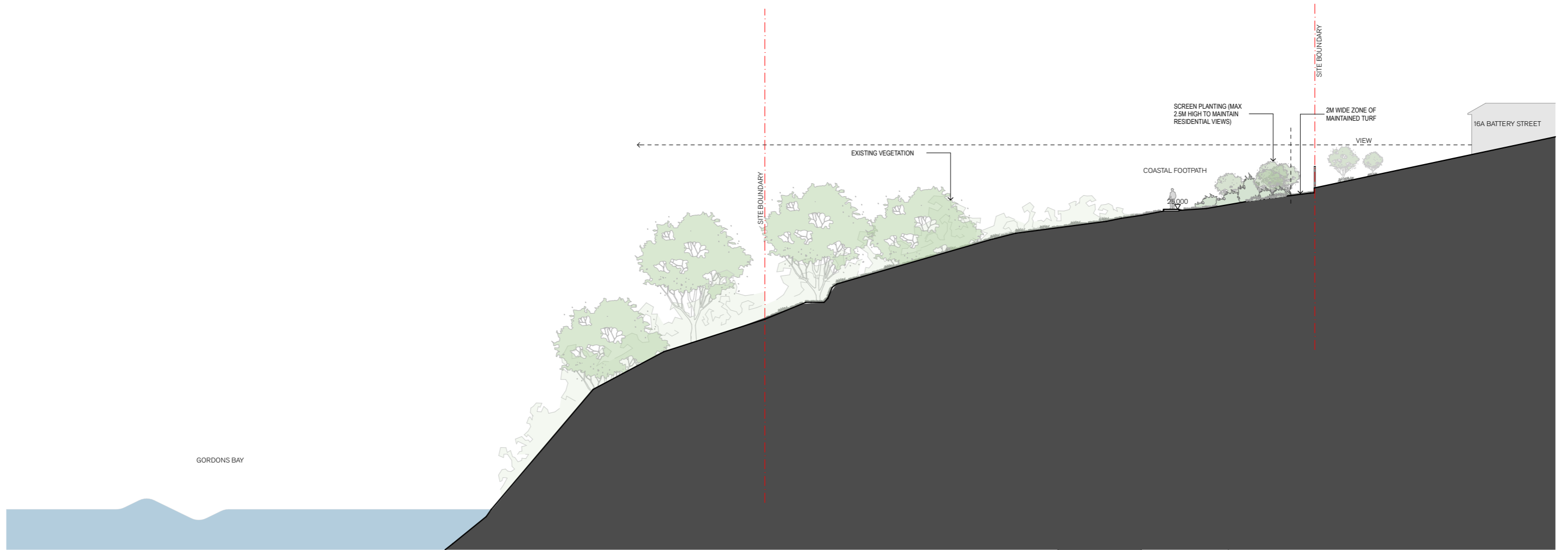
# Detail Areas

## The Coastal Walkway

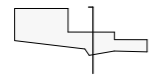
### Design Objectives:

- Follow the contours of the land where possible (more cost effective and less impact on the landscape)
- Minimise use of constructed elements (cost efficient and easier to maintain)
- Control the movement of water through good design with consideration of local topography & soil type.
- Retain edges with dry stacked stone wall where required.
- Select materials that reflect the nature of the site - timber and sandstone.



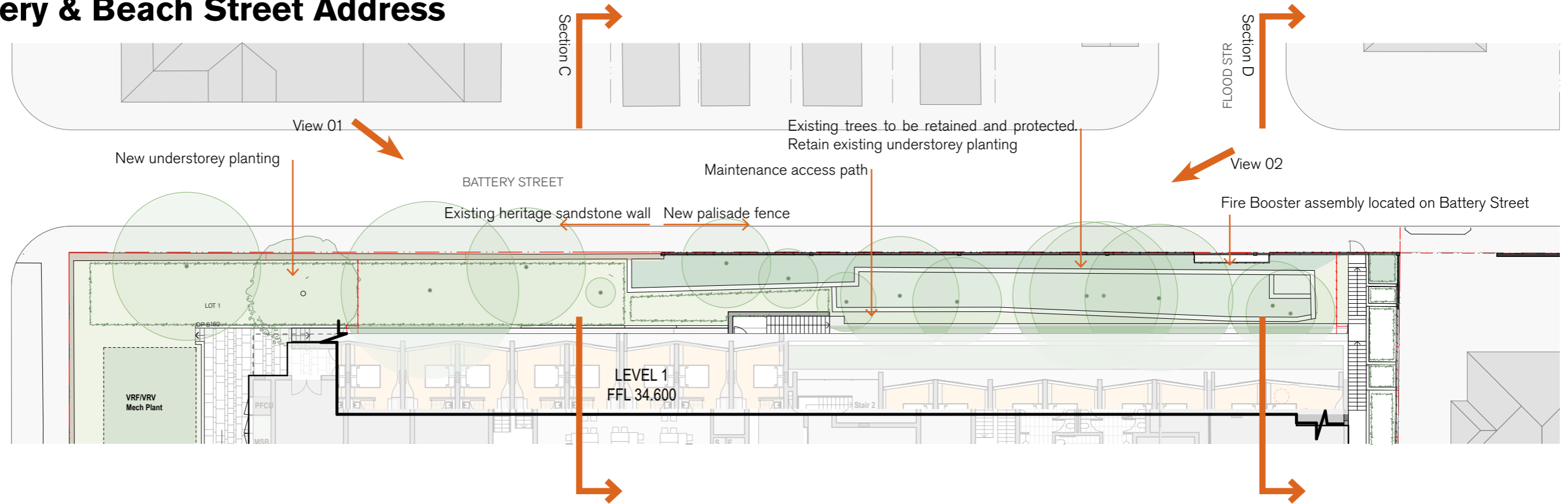


Section L2



Section through Coastal Nook and 6A Battery Street

# 11.0 Battery & Beach Street Address



The street address and existing 'green' frontage of Battery Street is an important visual element to be retained in the project. The existing streetscape features tall and narrow Banksia located in a linear group in stone retaining wall. The Banksias not only contribute to the locally endemic flora and fauna community but create a green screen of the existing and proposed building.

In consultation with the project Arborist, the proposed building line has been moved south in order to retained the existing soil and topographical conditions around these existing trees and their green understorey planting. The landscape design includes a new palisade fence to the Battery Street frontage in order to preserve the amenity provide by this green frontage. The existing heritage sandstone wall along Battery Street will be retained.

Building works in this area be supervised by the project Arborist to ensure existing trees to be retained are protected during construction.



View 01 Existing 'greenwall' views

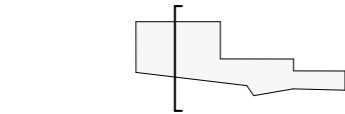


View 02 Existing 'greenwall' views

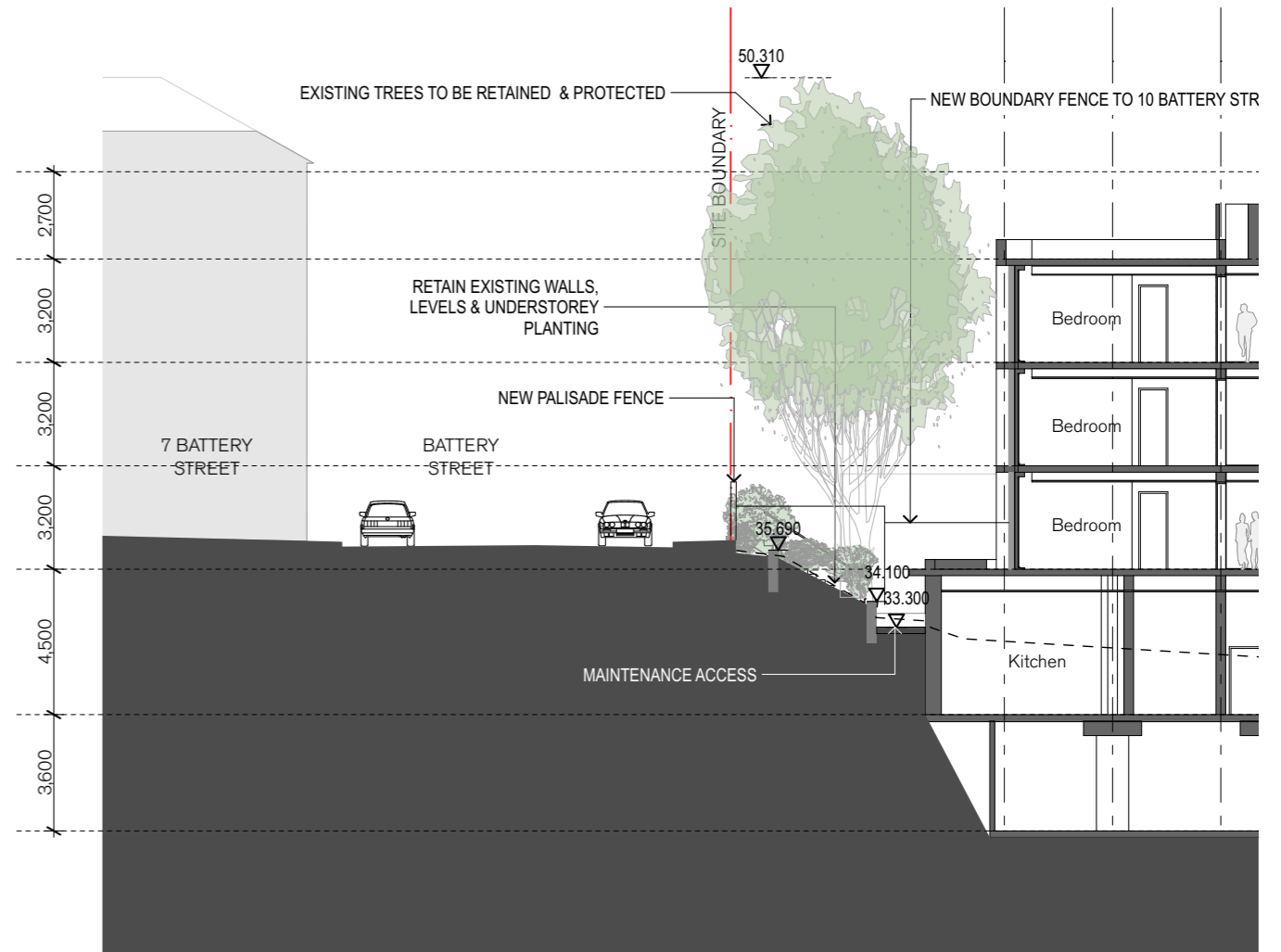
# Battery Street Sections



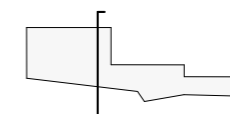
Section C



Section C  
Battery Street



Section B

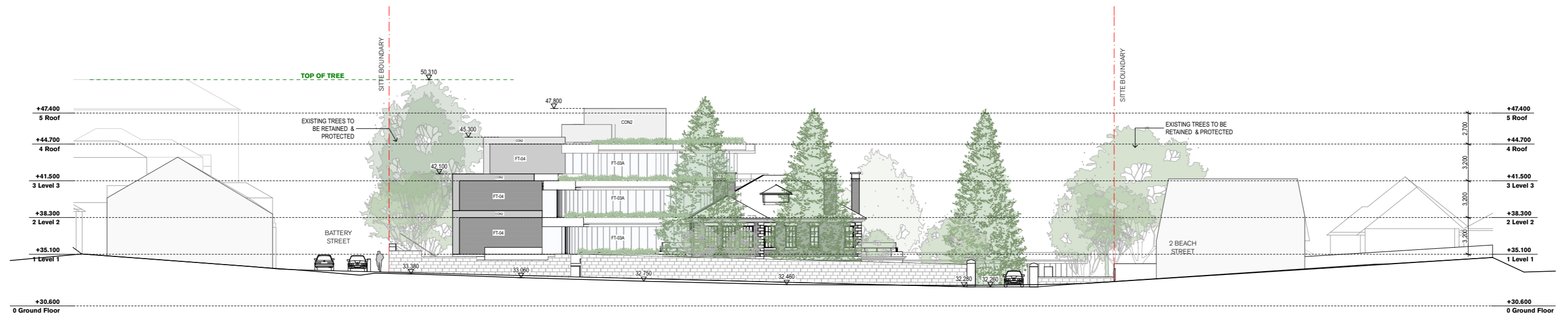


Section D  
Battery Street

# Streetscape Elevations



Elevation Battery Street

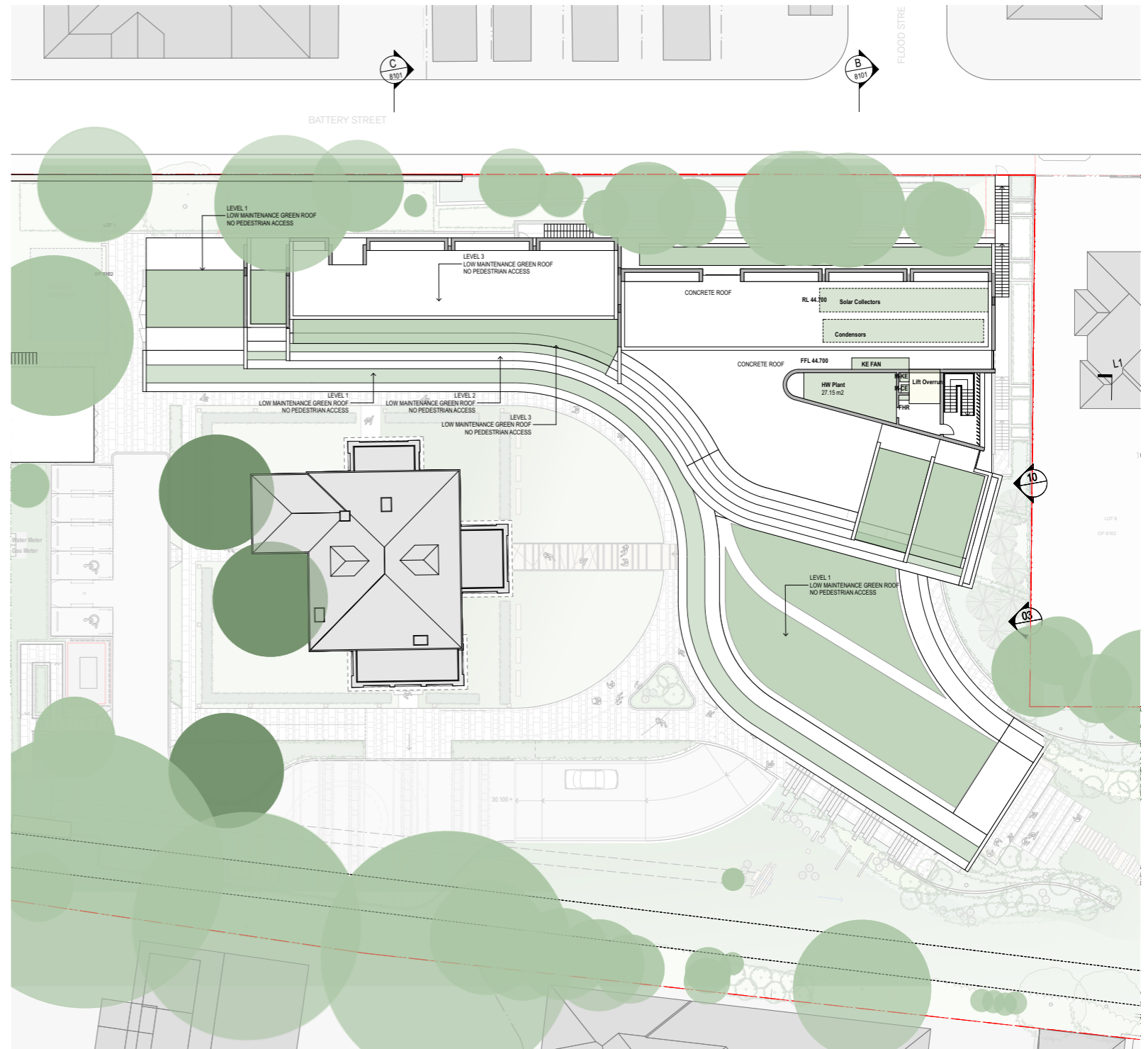


Elevation Beach Street

## 12.0 Roof Terraces

Rooftop spaces are proposed on Level 1 and Level 2 of the new development. The green spaces are intended to provide a visual connection to distant views to Gordons Bay and draw elements of the natural coastal setting into the site.

Proposed rooftop plant species will be native grasses and succulants suited to greenroof applications, tolerant of harsh conditions. Irrigation is proposed to these areas to ensure ongoing plant health in these exposed conditions. The landscaped areas are accessible for maintenance purposes only.



# 13.0 Tree Management


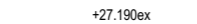





The Ents Tree Consultancy to complete an Arboricultural Impact Assessment for the proposed development site at the UNSW Cliffbrook Campus Coogee.

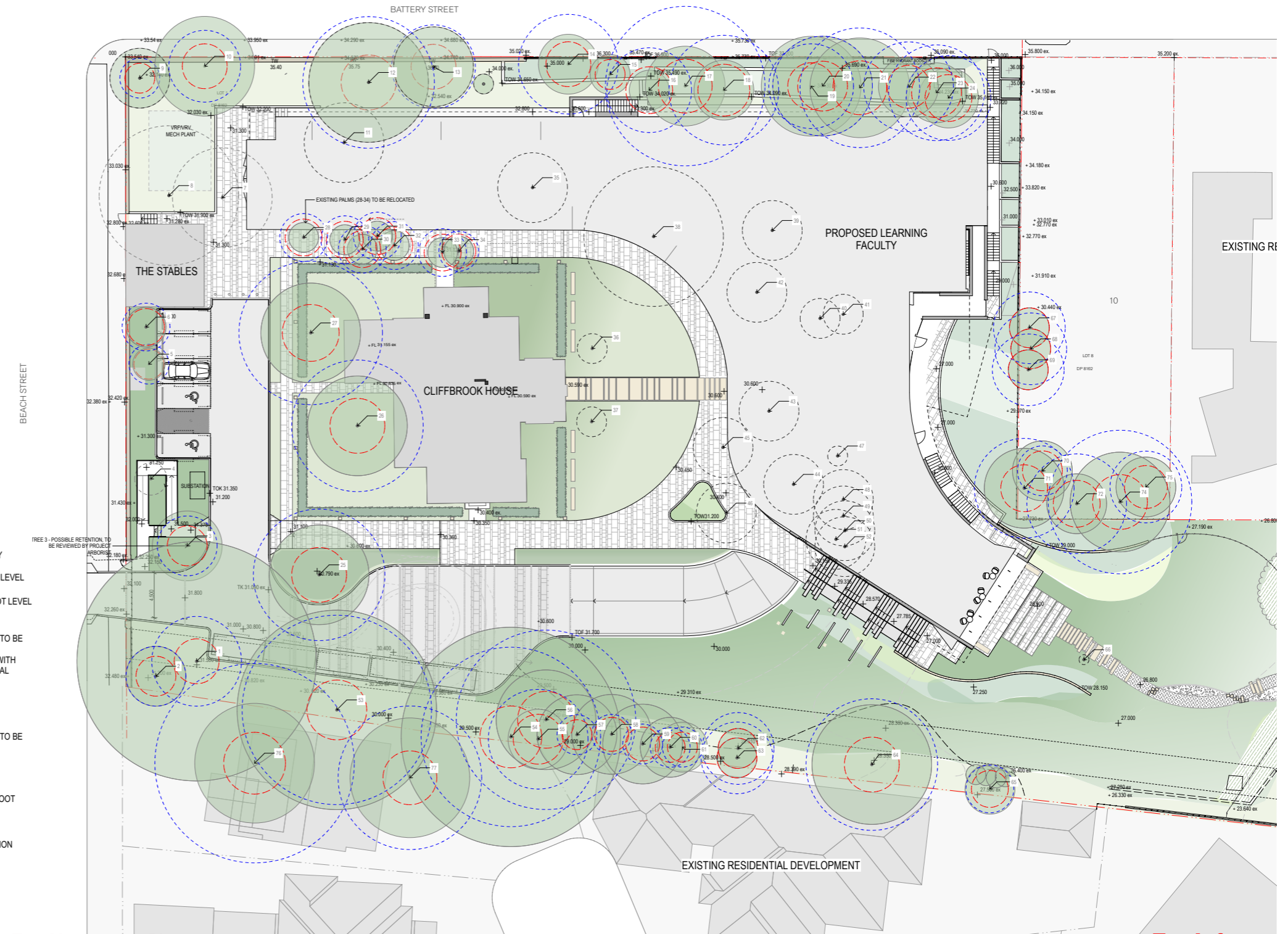
Existing trees on the, or adjacent to, the project site were inspected. The condition of trees and the likely impact of the proposed development were reported.

The report highlighted the location of the tree protection and structural root zones of existing trees. In particular, the retention of the existing trees along Battery Street is a key design principle of the project and the findings of the report led to the relocation of the Battery Street building line in order to retain these trees.

The arborist report was reviewed in light of the proposed landscape design and has informed the Tree Management Plan. During construction, any works within the Structural Root Zones of trees to be retained will be supervised by a qualified arborist.

## LEGEND

-  SITE BOUNDARY
-  +27.190ex EXISTING SPOT LEVEL
-  +30.600 PROPOSED SPOT LEVEL
-  TREE ID# EXISTING TREE TO BE RETAINED IN ACCORDANCE WITH ARBORICULTURAL ASSESSMENT
-  TREE ID# EXISTING TREE TO BE REMOVED
-  STRUCTURAL ROOT ZONE
-  TREE PROTECTION ZONE



Tree Management Plan

# 14.0 Materials

Design Objective: Compliment the materiality of the natural landscape, the sandstone escarpments and Cliffbrook House



Existing Geology

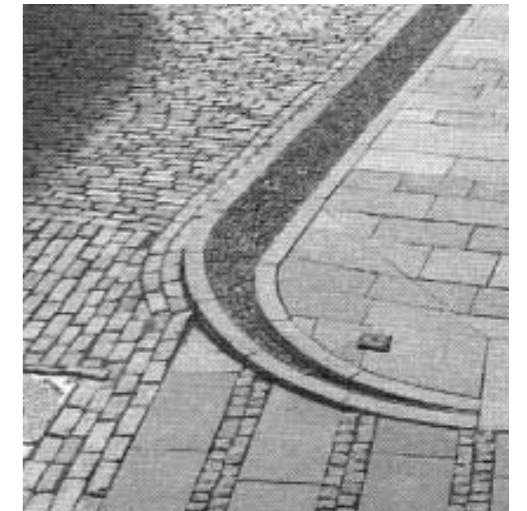
Existng Cliffbrook materials



Bluestone paving



Sandstone Paving



Feature paving banding



Class 1 - Precast concrete garden walls



Timber furniture and decking



Gravel Pathways (coastall wlakway)

## 15.0 Indicative Planting Palette

Selected plants provide visual interest through form, texture and variations in seasonal colour. A shade tolerant understorey planting is proposed in the terraced gardens along 10 Battery Street perimeter. Raised perimeter mass planting beds are provided on the roof gardens with native grasses and hardy species tolerant of full sun.

Accent planting using feature native plants from the locally endemic Ecological Community are proposed to the terrace area and pockets of feature planting along the coastal walk.

Revegetation planting will be in accordance with the recommendations of the Flora and Fauna report - will include native species from the Eastern Banksia Scrub (<2.5m tall in view-sensitive areas) and Coastal Sandstone Headland Heath.

Coordination with local Bushcare groups will be undertaken to assist with Bush Generation areas as indicated by the Flora & Fauna report.

### Shade tolerant plants



Asplenium marginata

Philodendron Rojo Congo

Philodendron Xanadu

Rhoecoloba spathacea  
'Oyster Plant'

Alpinia caerulea

Spathiphyllum

Aglaonema species

### Low shrubs and Groundcover plants



Lomandra katrinus

Crassula ovata

Carpobrotus glaucescens

Peperomia

Senecio serpens

### Native Grasses



Poa species

Themeda Species

Dianella species

Lomandra species

## 16.0 Revegetation Palette

The Eastern Suburbs Banksia Scrub is an endangered ecological community in the Sydney Basin Bioregion. Remnants of this community were identified in the eastern portion of the Cliffbrook site.

Plant species of the Coastal Headland Banksia Heath community were also identified on site.

Proposed revegetation in the Banksia Scrub zone will include locally relevant species from these communities as identified by the Flora & Fauna consultant sourced from provenance seed

Refer to the landscape drawings for the revegetation zone

-Species mix and densities to be specified in Flora & Fauna report

-Refer Narla Environmental Biodiversity Management Plan April 2017

### Feature Native Accent Plants (Banksia Scrub & Coastal Headland Banksia Heath species)



Xanthorrhoea resinifera



Dillwynia retorta



Astroloma pinifolium



Baeckaea imbricata



Darwinia fascicularis



Bankisa ericifolia



Eriostemon australasius

## 17.0 Landscape Drawings