GROUP GSA | CIA LANDSCAPES AND COLOUR

CANBERRA BRICKWORKS LANDSCAPE STRATEGY
FOR LAND DEVELOPMENT AGENCY
19 FEBRUARY 2015
FINAL REV 05
CANBERRA BRICKWORKS
“DRAWING FROM THE PAST...SCULPTING THE FUTURE”
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INTRODUCTION

The landscape will be a major defining characteristic of the Canberra Brickworks and Environs (CB + E) development, through the provision of a range of streetscapes, open spaces and landscape, which individually and combined will create a memorable residential landscape setting.

A key approach in the preparation of the landscape master plan has been to establish a framework that responds to site features, environmental attributes, urban form and community aspirations.

The proposed Landscape Master Plan for the (CB + E) described in this document has arisen from a strong and methodical appreciation of the site’s context, landform, drainage, vegetation and urban planning. It provides the overall landscape vision / strategy with design guidelines for future development of the site.

This report deals with the proposed development area that covers the old brickworks quarry, the heritage brickworks factory surrounding open space areas. The site straddles two Canberra suburbs, predominantly Yarralumla but also Deakin to the south.

The Landscape Master Plan report is a statement of intent. It establishes the key landscape vision, principles and objectives for the future development of the land and the framework for ongoing landscape works.

EXECUTIVE SUMMARY

PURPOSE OF THIS REPORT

The Landscape Master Plan has been developed in concert with the overall site development planning process and working with the community to achieve the appropriate development outcomes. The key community landscape design considerations identified include:

- Traffic, pedestrian circulation and safety
- Character amenity and building heights
- Heritage value and landscape context
- Environment and ecological value
- Open space and recreational opportunities

The Landscape Master Plan is primarily concerned with these elements and how they contribute to the overall image, quality and environmental sustainability of the CB + E.

The Landscape Master Plan report serves as both a supporting document to the Revised Canberra Brickworks and Environs Planning Strategy (2015) and to provide a rationale, structure and design guidance (or briefing) for all open space and landscape elements in the Yarralumla and Deakin residential and commercial release area.

In addition, the other aims of the masterplan report serve as an educational resource for the client group, local authorities, project managers, consultants and contractors entrusted with the responsibility of delivering the project and to provide a guide during the projects anticipated 10-year development period.

Furthermore, the Canberra Brickworks + Environs Landscape Master Plan responds to the additional information obtained through community feedback such as current use of the site and addressing the resident’s concerns, visioning, recreational shortfalls and registered priorities.

The report incorporates written descriptions, supported by indicative graphics and images to best describe ideas and proposals, building upon early design work undertaken by LDA from their first involvement in the project.
Dunrossil Drive
Slated stone stepping blocks
Wide verges + hedge planted streetscapes
Dappled light
View to Golf Course
Adelaide Avenue
The Kiln landmark
Royal Canberra Golf Course
interface + desire lines
The Quarry
Open grassland
Informal paths amongst the trees
The Brickworks
Interface
CHAPTER 1: SITE ANALYSIS

1.1 KEY VIEWS INTO THE SITE

- The site can be viewed from the Cotter Road, Yarra Glenn, Novar + Denison Streets
- Adjoining local streets have views of pockets of the site
Site analysis combined with community feedback have provided an understanding of the visual character and associated values, the relationship to Yarralumla, Deakin and surrounding areas. The following observations were recorded:

- From existing housing adjacent to the Lane Poole Place in Yarralumla you have vistas of the Royal Canberra Golf Course, as such private yards borrow the course’s landscape as an extension of their yards
- Strong Vistas towards the Brindabella backdrop exist from the site echoing Griffin’s vision for Canberra
- The importance of maintaining bush vistas from the ridge
- The grandeur of the Dunrossil Drive Vista
Site analysis combined with community feedback have provided an understanding of the visual amenities and associated values, the relationship to surrounding areas and regional landscape. The following observations were recorded:

- From the site, Canberra landmarks provide connection and orientation
- Woden Town Centre, Black Mountain, Mount Taylor, and the Brindabella backdrop put the site into the larger Canberra framework text
- Strong radial vistas along Adelaide Avenue to Brindabellas/Woden Town Centre and beyond
1.4 VIEWS TO BRICKWORKS MAIN CHIMNEY STACK

The following observations based on site analysis combined with community feedback have provided an understanding of the visual landmark the brickworks main chimney stack plays for the community and within the landscape:

- The Kiln 3 Chimney is a landmark in a significant landscape.
- Key street vistas area orientated to Canberra landmarks which can be enjoyed by many.
- The chimney is a focal point to part of Bentham Street, and can be viewed clearly by residents from the adjacent Lane-Poole Place. The chimney is a sculptural element of imposing scale to the residences.
- The landmark can be viewed from several parts of Deakin and the National Arboretum.
The site relationship with Yarralumla has been acknowledged as a priority and community feedback has identified the landscape design will need to address the community’s concerns. The following observations were recorded:

- The site is bounded by residences to the north-eastern boundary, the Royal Canberra Golf club to the west, and Dunrossil Drive and Cotter Road to the south.
- Key entry points into the site for pedestrians are found along Denman Street and from Dunrossil Drive and Lane-Poole Place.
- Main site entry by vehicle is via Dudley St and Kintore Crescent, Denman and Denison Streets.
- There are evidence of pedestrian desire trails through parts of the site into the neighbouring suburbs of Yarralumla and Deakin.
1.6 DIGNITARY LANDMARKS + CEREMONIAL CONNECTIONS

The site’s relationship within the local context, especially regarding the location and connection to dignitary landmarks and ceremonial sites has been identified as an important cultural feature. The following observations were recorded:

- The site is of high cultural importance to the Nation and international dignitaries as it provides the only access into Government House, vistas along the Adelaide Avenue and the Cotter Road intersection are of high visual significance.
- Through the community engagement process, cultural and heritage values were raised as a priority to address through landscape strategy.
1.7 CHARACTER OF YARRALULMA

- Dappled shade
- Meandering pathways
- Pole top street lights
- Cement post street sign
- Cycleway through natural grassland
- Dog play areas
- Natural habitat
- Sheltered bus stops
- Signage at entry points to suburb
CHARACTER OF YARRALUMLA + DEAKIN

EXISTING CHARACTER

The following are general observations of key elements which make up the character of Yarralumla and provide a guide for design opportunities:

- Yarralumla and Deakin are elegant and classical suburbs, where wide grassed verges, boundary hedges and mature trees dominate the streetscapes.
- Old Canberra red brick cottages and garden walls are dotted throughout the suburb.
- The Streets generally respond to the grid layout intended in the Griffin Plan, with the subtle realisation of Westbourne Circuit found within Kintore Crescent.
- Key street vistas are orientated to Canberra landmarks which can thus be enjoyed by many.
- Parklands are interspersed and casual, and make for informal access and discovery. Paths are patterned with dappled light.
- Yarralumla is home to many notable Canberra sites- The Canberra Brickworks, the Yarralumla Nursery, Government House, Weston Park, Royal Canberra Golf Course.
The proposed Canberra Brickworks and Environs provides a variety of new community precincts and amenities that will continue and reflect the existing character of Yarralumla + Deakin.

Site analysis and review of the masterplan, indicate key areas of similar character. These areas have been identified as requiring a comparable design intent and treatment approach. In many cases the key areas had the same visual character, whilst other areas were determined by their intended use and relationship to site.

The following landscape strategy provides the opportunity to enhance the suburb’s quiet tree-lined street appeal, increase the pedestrian pathway systems through open parklands and incorporate community facilities.

The concerns raised by residents and key stakeholders through community feedback regarding the loss of open space and impacts on Yarralumla’s established character are addressed within the landscape strategy.
EXISTING DUNROSSIL DRIVE/PARK AVENUE

EXISTING CHARACTER
- Local two way road, no kerb edge to bitumen
- Canopy enclosed over road; shade, dappled light, grandeur
- Ceremonial formal tree planting

OPPORTUNITIES
- Formal tree planting of the same species, alignment and spacing
- Seating integrated to encourage walkability and sense of Avenue
- Retain alignment of trees even if road width is lessened. This will allow the visual connectivity of the Drive through the site, and beyond, and respond to and enhance the park avenue grandeur.
- Trees within grass with road kerb being flush and non-descript to provide the ‘Private Drive’ feel

THE BRICKWORKS

EXISTING CHARACTER
- Unmaintained surrounds
- Overgrown landscape, open paddock, with no structure or design
- Existing buildings appear deserted and ghost-like
- Existing Kiln 3 chimney stack provides a strong landmark

OPPORTUNITIES
- To reinstate the grounds to provide some character and sense of importance to the structures and history of the site
- Mark the entry through statement planting that could be a continuation of the road tree planting
- Provide potential break-out areas in and around the brickworks that could be used for pop-up restaurants/art displays/seating
- Allow for night time effect, and therefore celebrate and enhance the chimneys with lighting
- The main chimney, Kiln 3, is a landmark to other parts of Canberra and should thus be recognized and highlighted to mark its stature in the Canberra landscape
- Palette of materials consist of rusted corrugated iron, greyed timber, red brick
**QUARRY PARK**

**EXISTING CHARACTER**
- Steep rock formations form enclosed spaces
- Sculptural rock formations continuously evolving due to their brittle form.
- Flat open grasslands give existing vertical elements stature.
- Dry water retention basin, grassed, natural shape and shallow banks.
- Large cement block stepping stones covered with slate paving provide a playful element to crossing the dry basin.
- Steep inaccessible edge to the NE along Bentham Street
- Neighboring properties have their backs faced towards Quarry Park
- An elevated flat along the eastern edge provides a high point overlooking the Quarry and Brickworks site
- Neighbouring properties use this area for vegetable planting.
- Vegetation is predominately located on rock/spoil mounds – the past use of Quarry has defined where planting exists
- Formations mark the original railway alignment utilized to transport bricks to sites around Canberra

**OPPORTUNITIES**
- The open space between the Brickworks and the Quarry is to remain grassed open space to give each site room to breathe. Visually, the open space should be kept uncongested so that the vertical elements opposing each other are not choked.
- Enclosed spaces enhanced with lighting to capture existing sense of discovery and mystery
- Enclosed spaces used for popup art installations and outdoor environmental art exhibitions.
- Play elements that exist in the park can be repeated in the design; square cement blocks that are used to cross the dry water retention basin can play out in other crossings, furniture, entry markers and lighting
- Open grassland areas provide runaround, flexible use spaces. Planting trees on the outskirts of these areas and on the steeper parts of the site provide relief from weather elements while retaining useable open space.
- Densely plant dry water basin to create a canopy and shaded area. Creating a cool spot to walk/sit and play with the use of water - vegetation can provide a similar cool effect that a water pool provides. All connections across the basin can be elevated to give the sense of ‘floating above a water body’.
- Create pedestrian access to Bentham Street, therefore connecting Yarralumla residents to the Brickworks site.
- Play with the muted earthy tones of rock and gravel with the defined red brick formations
- Provide a series of pontoon timber/ rail line walkways over the grassland giving the feeling of walking over seas of grasses
DENMAN PARK

EXISTING CHARACTER
- Informal forestry planting, remnant vegetation
- High point with views out
- Informal dirt tracks meandering through remnant copses of trees
- Explorative
- Ornamental bosque of flowering fruit trees
- Experimental plantings of pine and oak. Note: trees laid out in grid pattern.
- Post and wire fence, historical land use value
- Farmland, rural feel

OPPORTUNITIES
- Make this the local park that opens and connects the old with the new suburb. A place to connect the residents of all ages and interests
- A park which is skirted by housing and has casual surveillance
- Reinforce existing street grid pattern
- Maxwell Street - Respond to the main pedestrian link that exists into the park by strengthening the sense of entry and arrival by visually extending north Maxwell Street through the park, including existing street trees and alignment
- Introduce boulevard/promenade through park the same width as carriageway, same alignment of trees. Include seats and lamp posts, brick paving, almost Parisian in character
- Extend through on adjoining verge the same street tree species, alignment, spacing as is found within the existing Abbott Street, thus visually connecting the two areas
- Include seats to the street verge to enhance vistas and location markers/sense of place
- Include the same lamp post type to the verge as utilized on the existing Abbott Street
- Gravel ‘Boci’ area for use
- Park entry; reference existing farm posts
- Massing of low layered grasses dotted with natives forming a frame around pockets of mown grasslands for formal picnic spaces and kickabout areas. Pine trees mark the edge of the frame with exotic tree pockets in smaller areas
- A medley of street lamp posts found in Yarralumla could skirt the meandering gravel path that connects the grassed areas and paved paths
- Incorporate cultural elements; lamp posts, seating, boundary walls (brick) found within the existing Yarralumla suburb - thus connecting the old and the new
- Play trail; brick paving to edges, explorative, sense of surprise, tyre swings off existing trees, logs and boulders
- Introduce native trees into natural areas
- Formal parking
- Realise Griffin Plan by enhancing the formality and street tree planting along Denman Street

LEGEND
- Boundary
- Street planting edge
- Buffer zone
- Vista to enhance

GRiffin PLAN

CIA LANDSCAPES AND COLOUR
Prepared for the Land Development Agency 19 February 2015
KINTORE CRESCENT/ DUDLEY STREET AND DEAKIN PRECINCT

EXISTING CHARACTER

- Interface with existing residences – front hedge along Kintore Crescent
- Kintore Crescent has a vista toward Church and glimpses of the distant Brindabella Ranges
- Kerb & channel to existing residential side, with a natural grass shoulder to the park side
- There is an existing timber post & rail barrier to the park side of the street.
- Kintore Crescent is a remnant of the original Griffin plan ('Westbourne Circuit')
- Dudley Street entry has an exposed and open character – it requires some canopy to make it feel more inviting.
- Views out across Yarra Glen Road towards Brindabella Ranges.
- Topography of road alignment (vertical)
- The interface is very exposed and subjected to noise from adjoining Yarra Glen Road.
- At the arrival to Yarralumla (Novar Street roundabout), there is an existing sign with supporting ornamental plum trees (Prunus cerasifera 'Nigra') - scrappy and lacking presence
- Reinstate street trees to Denison Street verge where non-existent therefore enhancing the street character.

OPPORTUNITIES

- Maintain as many of the existing trees as possible to the north side of the Dudley Street entry area, and plant trees to the south side of Dudley Street in order to provide a gateway into the new development but still provide 'windows' to distant views of the Brindabella Ranges.
- Mark the importance of the Yarralumla entry by redesigning the sign to compliment the intended palette and plant a strong grid of smaller scaled trees to the backdrop that will provide seasonal and scale contrast.
- Explore options to continue the circular formation of road as per Griffin’s Plan ('Westbourne Circuit') by introducing tree planting alignment that picks up on the intended road form from Kintore Crescent to Dudley Street to the Yarra Glen west carriageway, and then again in the West Deakin site through the Adelaide Avenue eastern buffer. This will be enhanced through the use of the same tree species and spacing that will align these visual statements and thus highlight the form.
- Acknowledge Cleranthus Circle through landscape treatment.
ADELAIDE AVENUE BUFFER

EXISTING CHARACTER

- There is an open grassed batter that buffers the Adelaide Avenue/Yarra Glen Road from the site and Yarralumla
- Copses of trees open vistas to the site, housing, and the church
- Road experience and formation guides the viewer’s eye away from the site and down toward Deakin
- Not pedestrian/cyclist friendly

OPPORTUNITIES

- Introduce mid-scale planting to the Yarra Glen interface batter in order to frame distant vistas and provide a visual edge to the entry experience
- Enhance visual links from Adelaide Avenue/Yarra Glen Road to the site and Yarralumla and Deakin suburbs
- Provide a physical link from the Adelaide Avenue/Yarra Glenn road into the site and introduce detailed planting and trees adjacent to make the experience more inviting and human scale
**Canberra Brickworks and Environs Landscape Strategy**

**EXISTING CHARACTER**
- Rural like with unmaintained grasses and road
- Seems secondary and temporary
- Vistas of the brickwork chimneys beyond
- Some vistas of the Brindabella Ranges
- Gates into the brickworks are marked with two informal pillars of Canberra red bricks
- Alignment of the original Uriarra Road is reflected with concrete strip/kerb edge remnants

**OPPORTUNITIES**
- Commence the hinting of the brickworks and its heritage from the Cotter Road intersection. This could occur through the random installations of Canberra red brick pillars interspersed within the tree lined streetscape.
- Likewise historic images and brickwork elements could be mounted within the road verge incorporating signage and lighting.
- Provide a clearing in planting and enhance the original Uriarra Road alignment with contrast vegetation.
- Mark the intersection with Cotter Road by contrast plantings.
- Provide a termination and intersection treatment to Dunrossil intersection that marks a sense of arrival and the beginning to the grandeur of Dunrossil Drive and celebration.

**BRICKWORKS ROAD**
**CURRENTLY PART OF DUNROSSIL DRIVE LINK TO COTTER ROAD**

**LEGEND**
- **Boundary**
- **Street planting edge**
- **Buffer zone**
- **Vista to enhance**
- **Focal point**
- **Remnant Uriarra Road alignment**
COTTER ROAD BUFFER

EXISTING CHARACTER
- Noisy and fast traffic
- No pedestrian access, difficult to cross, unfriendly for pedestrians once there
- Cycle access to site is rather dangerous
- Views SW to Deakin/Woden Town Centre/Mt Taylor/Curtin/Horse Paddocks/Brindabella Ranges
- Pockets of vegetation provide little relief
- Median strip is dry grass, with no trees or feature vegetation
- Un-ceremonial entry to Dunrossil Drive

OPPORTUNITIES

Provide a landscaped buffer between the sub-division and Cotter Road which will screen the development and the proposed scale of the residential dwellings.

In order to retain the sense of place that currently exists for the site, retain views from the proposed north-south streets in the new residential development out to the Brindabella Ranges. These views could be achieved by providing breaks in the landscape buffer that align with the proposed street grid. The width of these breaks and the tree species planted here can reinforce the landscape design language, as well as the visual and emotional attachment between the new residential precinct and the existing Yarralumla streetscapes.

The intersection to Brickworks Road and thus the ceremonial drive experience, should be reinforced with a strongly configured landscape of contrast plantings and aggregate colour that mark the importance of, and hint to, the experience to come further along Dunrossil Drive.
**GOLF COURSE/ BRICKWORKS INTERFACE**

**EXISTING CHARACTER**
- The area is scrappy remnant bush-scape with regenerating pines and oak trees. It is predominantly unmaintained, forgotten and uninviting.
- There are open vistas immediately adjacent the existing fence line to the manicured grasses of the golf course. This also extends to the residential gardens that back onto the green link north of this area. Some residents are occupying this green space and planting edible gardens along their boundaries.
- The view to behind the Canberra Brickworks looks un-kept.
- An existing dirt track along the golf course fence line indicates a pedestrian desire line between Bentham Street/Lane-Poole Place and Dunrossil Drive.

**OPPORTUNITIES**
- Provide a more inviting pedestrian link from existing and proposed residential precincts through to Brickworks Road.
- Enhance the character and design of this linear park to incorporate usability and meshing of adjoining proposed development with the park edge and the golf course.
- The landscape buffer needs to include screening from the golf course, yet retain vistas and visual connectivity, as this will add to the grandeur of character for the proposed residences along this boundary.
- The park feel can still be of an informal character with copses of trees and then sections of open mown grasslands leading to the golf course edge.
- The Railway Remnant site can be integrated and celebrated within the landscape open space area. It can provide relief between proposed built forms and a connection between the Brickworks and the site.
**STREETScape**

**EXISTING CHARACTER**

- The existing streetscape of Yarralumla is predominantly made up of wide grassed verges and large canopied street trees that form Avenues.
- Streets are aligned to reflect the Griffin plan and to ensure key landmarks are enjoyed by the road user.
- Hedges mark the property boundaries with the deep grassed verges reading as part of the individual property entries.
- Street lamp posts whose capping fixture varies slightly from street to street are elegant and human in scale.
- Pedestrian paths are situated under the wide tree canopy that provides dappled pattern and sun protection for the pedestrian.

**OPPORTUNITIES**

- Celebrate the visual character of the existing streetscapes of Yarralumla by adopting the same principles and approach, as this is the beginning of the story for the subdivision. It is where we can draw upon visual elements and character that will help connect the subdivision with its surrounds so that the edge and boundary is blurred.
- Include varied street tree scale to some streets to ensure grandeur and human scale is addressed, and also to maximise solar access.
- Include seating within the verges to key points that maximise visual connection to landmarks and views.
- Include regular seating to encourage the walkability of the suburb.
- Where existing streets extend into the subdivision, retain the same tree species and placement, verge width, lamp post character design (even if amended slightly to meet new codes) thus meshing and blending the old and the new.
CHAPTER 2: DESIGN VISION

2.1 MASTERPLAN

LEGEND
1. Canberra Brickworks
2. Central Avenue
3. Ceremonial entrance to Canberra Brickworks and Government House
4. Denman Park
5. Existing Yarralumla Suburb
6. Yarra Glen / Adelaide Avenue
7. Cotter Road
8. Dunrossil Drive
9. Landscape Buffer
10. Connection between Yarralumla & new development
11. Deakin
12. Westbourne Circuit (Griffin Plan)
13. Community Garden
14. Uriarra Road alignment
15. Railway Remnant site
16. Clianthus Circle representation
DESIGN PHILOSOPHY

The landscape and open space will provide the ‘frame’ to the overall Master Plan and provide its essential ambience, spirit of place, and overriding character. The approach is to establish a high quality, contemporary interpretation of existing landscape character for the residential development design, incorporating community identity with a strong sense of image and place, while maximizing conservation and heritage.

The Landscape and Open Space is to provide for this ambience, spirit of place, and character of the Brickworks through care and attention to the total design of the landscape. This will be achieved by drawing on the natural heritage of the site and region, promoting sustainability of environmental resources, expressing a new natural landscape aesthetic, planting vegetation in a structured and patterned manner, and establishing the most memorable and enduring quality.

The landscape ‘frame’ will respond to the remnant landscape, respecting its values for conservation and recreation purposes while taking advantage of its values for outlook and inspiration.

The treatment of the landscape and open space will flow-out from the environmental qualities of the local area, incorporating its botanical themes, habitat opportunities and ESD measures to enhance the local environment.

Collectively, the site will provide the community with a readable ‘story’ of Yarralumla and the Brickworks – its history, evolution, values and aesthetic qualities; integrated in a contemporary and innovative manner.

The masterplan is underpinned by a clear urban design structure. The rectilinear urban structure and the open space areas defined by the new layout are key elements of the proposed landscape strategy.

New connected streets respond to the existing Yarralumla residential neighbourhood, and provide opportunities for reinforcing the connections between existing and proposed.

A strong southwest to northwest street pattern creates view corridors to the distant Brindabella Ranges.

By strategically maintaining view windows to the Brindabella Mountain Range and other surrounding landmarks, as well as enhancing vistas into the site to the landmark chimney stack, the CB&E will stay visually and contextually connected.

The Landscape Master Plan has been developed as an extension of the Yarralumla urban design structure and encompasses all public domain elements including streetscapes, parks and open space, circulation, entrances and landscape materials. The landscape is to be carried through the streets, into parks, verges and medians, so as to create a green, leafy park like environment, with canopy trees overlaying a mosaic of understorey treatments.

The Canberra Brickworks & Environs (CB+E) open grasslands, stands of trees / forests, industrial buildings, remnants of past workings and quarry will be accessible to the community as a key destination to provide a variety of recreational opportunities. Through a hierarchy of pathways systems, bicycle paths and roadways, the local community will have a variety of links to the new suburb and CB+E facilities.

The CB+E will provide new connections for the local community to the site’s natural environment, open space, bushland and proposed recreational amenities through new pathway systems within the site and its parklands. These new pathways will link to the existing bushland trail network and create easy connections to & from the Yarralumla and Deakin pedestrian footpath system.

By providing access and connections for the community to walk and cycle easily and safely within the suburb, to local schools, parklands and surrounding areas, the CB&E will provide a destination for healthy activities.

Deakin and Yarralumla will be connected through the reflection of Griffin’s Plan within the intended tree planting and configuration.

The landscape street character typically found within Yarralumla and Deakin will be introduced to the site, thus providing a more meshed and consistent character from one side of Adelaide Avenue to the other.

The landscape design will reconnect the visitor to a past way of life, tell the story of previous industrial practices and narrate the sites significant historical values. The proposed public domain and open space structure is intended to be the integrating element of the masterplan.

The landscape design will provide a sense of arrival and way finding through signature treatments, planting, interpretative signage and artworks to enhance the new suburb whilst creating a cohesive narrative of the Brickworks, Canberra’s natural resources and architecture.

- Yarralumla had Canberra’s First Nursery, and First Brickworks.
- The Brickworks supplied Canberra Bricks to Canberra’s first homes and significant buildings. As such, Canberra Red bricks should be randomly utilised within the landscape/ signage/ furniture and buildings to reflect upon this, and create a sense of place and surprise.
- The Yarralumla nursery once supplied new home owners with trees and shrubs. There is an opportunity through the project for the nursery to be reinvigorated for local site use by growing and establishing mature street trees for proposed streetscapes and parks, and supplying of intended shrub plantings to open space areas. This will help ensure availability of mature stock and hardiness and a semi established street character from the outset.
- Canberra Brickworks will be a community that not only connects to the surrounding neighbourhood, it will be a lively and attractive, desirable place to live in its own right.
- Reflect some of Griffin’s urban design intent through the extension of Denman Street and the reflection of Westbourne Circuit and Clianthus Circle through contrast tree planting extending from Kintore Crescent into open space and beyond to Denison Street.
PLANTING

The selection of plant materials will be based on aesthetic, practical and safety considerations. The intent is to provide a landscape character through planting that is bold, simple and distinctive, with a very green leafy ambiance that provides shade for majority of the site. Plant selection is to provide diversity and surprise at each street, with feature trees planted at strategic locations. A mixture of plant species will be used. The majority of plants will be indigenous species, supplemented by native and deciduous trees, chosen for their form, texture and seasonal colour. Community feedback noted the need to maintain the bushland setting and be consistent to the Garden City Principles.

Key planting principles to ensure a continuation of the local landscape vernacular include:

- Trees should be in scale with the road and its environment
- Planting is to be designed in context to the surrounding landscape elements such as water bodies, drainage, open space and land use
- Trees, shrubs and grasses should generally be planted in a formal manner, with more unstructured planting associated where verges adjoining bio-swales, and open space/parks
- Understorey to verge areas will be generally turfed, with some contrasting ground cover plantings associated with entrances, areas for special effects as per Garden City Principles
- Continue the established heritage tree plantings throughout the new subdivision and where possible extend upon the traditional streetscape treatment of formal avenues of trees
- Utilise the existing tree species to create a cohesive landscape that compliments the formal Yarralumla character.
- Screen and buffer adjoining houses with native vegetation and stands of trees & shrubs to blend the bushland character and create fauna habitat
- Retain open grasslands in natural areas, and into proposed buffer plantings to enhance the wild and rustic character of the existing landscape
- Create contrasts and way finding opportunities between formal treatments of planting design such as exotic avenues and landmark trees with native bush and grasslands
- Provide a hierarchy of planting treatments to private front yards that will define private and public spaces through planting of hedges and layered gardens.
- Ensure landscape designs allow for generous setbacks from the footpath to allow for buffering public landscape
- Each Key Area and Street will have a subtle change of identity through a varied plant palette that responds to the intent and character of each area that exists and is proposed
- The inter-planting of existing windbreaks with new copses of trees and verge plantings will ensure the protection of the bushland character and it’s visual amenity
- The new planting of indigenous grasses, shrub and tree species will provide habitat for the native fauna, enhance biodiversity and articulate the natural areas with seasonal change

The proposed streetscape rationale is based on a design response to the:

- Distinctive and legible street pattern and hierarchy
- Streetscape treatments to reinforce the road hierarchy in terms of accessibility and connectivity, with emphasis on attractive, shady circulation routes
- Avenues of taller canopy trees are proposed to the primary access roads and roads adjoining public open space, whilst smaller trees are proposed to local access roads to establish an appropriate streetscape scale throughout community
- All internal streets will be planted with an avenue of selected tree species relevant to the circulation hierarchy and street size, orientation and location and scale and form of the road; with most avenues will be limited to one tree species in order to achieve visual connectivity along the length of the road.
- The verges will include both turfing and mass planting.
PUBLIC DOMAIN ELEMENTS

The quality of site furniture will convey a strong image about the character of the development.

A suite or palette of elements is proposed across the development. The design or selection of individual elements will complement not only themselves, but also the visual context they are located in.

The appearance of street furniture elements, their style, structural soundness and the degree they can withstand vandalism by vandals and natural elements are the key success factors.

Street furniture and hardscapes, like all features at CB+E should be innovative in design and help define the distinctiveness of the areas in which they will be located. This means that a suite or "family" of furniture elements and surface treatments should be developed for use across the development, with local variations aimed at differentiating various character precincts within the site.

Hard landscape elements include outdoor furniture, signage, lighting, bollards, walling, fences, art work and paving.

Materials will be selected for their ability to achieve the character of the development. Use of expressive natural elements such as brick, stone, metal and timber which are solid, anchored and durable elements, built to last.

Refined and highly detailed design and materials within high profile areas, with more robust, naturalistic use of materials and finishes within residential.

Simplicity of detail should be sought in favour of sophistication, particularly in road detailing, signs and lighting.

FURNITURE

The landscape strategy addresses the concerns raised from the public submissions regarding the community infrastructure through design principles to create a variety of well facilitated community spaces that are strategically located throughout the CB&E.

Furniture incorporates a variety of elements, including:

- Seats, Benches and Picnic Tables
- Bins and Bike Racks
- Barbeques
- Shelters
- Bollards

- Seats and benches are to be provided within the open space areas and along streets at strategic locations. Where possible seats and benches are to take advantage of views, ensure surveillance of the open space, and encourage walkability of the area.

- The selection of timber slatted seat tops and benches with brick concrete bases are preferred to maintain an ageless quality to the area.

- Bins are selected on the basis of simplicity of design, robustness, durability, and resistance to vandalism, accessibility and maintenance.

- Barbeques are to be located in the nominated open space areas, strategically located with shelters, seating, bins, paved areas and parking.

- Bike racks should be installed throughout the district and at nodal points. The bike racks should be durable and tightly anchored to minimise vandalism.

- Shelters to be strategically located within individual parks.

Generally furniture is to follow a consistent theme.
Public Art

The proposed development provides an opportunity to incorporate art work, using a wide range of materials and drawing upon the local and regional context as well as the site’s heritage.

Through artworks there is an opportunity to capitalise on the cultural and natural interpretation of the area to enhance the visitor experience whilst increasing an awareness and understanding of the area. This can be achieved through paving motifs, sculpture and signage.

It has been noted through community consultation some feedback requesting a design and artisan hub be established within the Brickworks Quarry Park, to showcase Canberra’s creative businesses and generate a local economy.
Materials for the proposed landscape elements and treatments will make direct reference to the rich palette of colours that exist within the site - from the red clay quarry, the warm browns of the grass meadows to the silver of the weathered timber fence posts.

The adaptive use of the Brickworks surplus materials sourced from the site, such as Canberra Red bricks and rough sawn timber, can be recycled into the landscape design and be the signature material palette.

The proposed landscape design will preserve the rustic wild nature of the site through incorporating a selection of vegetation that blends into the broader landscape materials that are complimentary to Yarralumla and/or the Canberra Brickworks character.

Materials should reflect the industrial nature of the Brickworks, such as corten rusted steel, weathered timbers, compacted dirt trails, bricks and slate pavement finishes, articulated earth mounds of clay spoils, mass grasslands and a variety of stands of trees in grass.

Furthermore, materials and treatments shall complement the Yarralumla suburb such as street furniture, signage and lighting as well as avenues of deciduous trees, hedges and brick low walling.

- Pedestrian paths through parkland and Key Areas will respond to the character and use intended for each area
- The overall materials palette will reflect the historic aspects of the site and existing materials that will help form the sense of place.
- Materials will include: Canberra red brick (new/recycled), hardwood timbers, granite gravel paths, corrugated Iron, rock that is consistent with the shale colours found in the quarry

Colours will reflect upon these elements and include:
- Red Clay Orange
- Mid and light Greys
- Green Greys
- Black Green
- Iron grey Black
- Earthy brown green
**LIGHTING**

Quality lighting will improve the legibility of critical nodes, activity and circulation zones within the development. It has been noted through community feedback the need for “better lighting in Yarralumla to support use of the public domain”. It will also facilitate the safe movement of pedestrians and vehicles and promote a more secure environment and minimise potential for harm and damage to property. Feature lighting can also highlight selected elements of the site and its heritage: the quarry escarpments, the brickworks buildings and chimneys, feature trees.

**Lighting criteria is to consider:**

- The landscape design will have a coordinated lighting strategy that addresses user’s safety, the purpose or use of the landscape as well as visual character.
- Subtle embedded lighting will address the night-time landscape with up-lighting of feature trees or avenues and directional lighting of signage.
- Lighting of landmarks and/or artworks within the CB+E will increase orientation and way finding within the neighbourhood as well as create a visual point of difference from daylight atmosphere and contrast the traditional Canberra suburb character.
- Ambient lighting within the landscape design will provide enhanced personal safety, increase the usability of the space as well as allow for improved permeability within the area.
- Appropriate street lighting for both vehicles and pedestrians will be used along all streets.
- Low level lighting is to be incorporated along the pedestrian links and edge of the parks.
- A hierarchy of lighting will correspond to the hierarchy of road circulation.
- Spacing, height and distribution patterns of lighting are to avoid foliage shadows and ensure good uniformity and vertical surface illumination.
- Proposed lighting will be low energy sustainable solutions within traditional street lighting as per TAMS standards. Street and park lighting will allow pedestrians safe access along formal pathway connections and extend the community activity into the night-time.
- Solar power lighting should be considered and incorporated if they can be sensitively integrated into the street lamp design.
SIGNAGE + WAYFINDING

Signage is an important aid to site negotiation for all people visiting the development, whether it is directional for pedestrian and vehicular traffic, or for the identification of individual streets. A coherent signage strategy should provide information at key points throughout the development.

Key criteria to consider include:

- Create a clear sense of arrival through visual cues located at strategic locations within the site, existing neighbourhood and major entrances to Yarralumla.
- Provide a legible order of landscape treatments, way finding signage and artworks that define the new subdivision’s street hierarchy and orientation to the main entrance of the Brickworks.
- Enhance the connections of the new residential area to existing Yarralumla and Deakin through easy and safe pedestrian, bicycle and roadway circulation systems.
- Establish subtle heritage interpretative signage within the landscape treatment palette to increase visitor orientation, experience and way finding whilst providing information on the cultural and historical significance of the Canberra Brickworks and Environs.
- Reflect and Inform through use of the proposed surface palette intended. Signage could incorporate red brick elements, concrete and steel that plays on the industrial and character of the site and greater Yarralumla.
- Brick plaques integrated into informative signage within the suburb.
- Signage will help create a sense of place and arrival to key areas and elements and reflect upon the character of each of the spaces.
- The local park should include a ‘message wall’ where all can paint and or add colour. Consideration should be given to the possibility for the community to contribute bricks for the construction of this message wall.

Key locations for signage include:

- Directional signage for vehicular and pedestrian movements at the proposed entrances.
- Information signage to the various open space areas, describing use.
- Street signage to each street.
- All information will be clear and precise, clearly identifiable and easy to read.

Through signage, there is an opportunity to capitalise on the cultural and natural interpretation of the area. There are excellent opportunities for the interpretation of natural and cultural themes to enhance the visitor experience whilst increasing an awareness and understanding of the area.

This can be achieved through signage graphics, street naming and information, particularly in the open space areas.
WATER SENSITIVE URBAN DESIGN (WSUD)

- Best management practice for water management throughout the public realm are a key objective for the project.
- A number of techniques are to be considered to manage stormwater and achieve water quality improvements.
- Water quality treatment strategies applied in sequence across the site have a synergising effect to improve water quality runoff and modify the hydrologic impacts of urban development.

Key features of WSUD strategy may include:

- Rainwater tanks
- Detention basins
- Porous paving
- Bio retention / Swales
- Drought tolerant grasses + planting
- Kerbs
2.3 DESIGN PRINCIPLES OF KEY AREAS

DUNROSSIL DRIVE / BRICKWORKS ROAD INTERSECTION AND PARK AVENUE

Dunrossil Drive is a significant cultural landmark of formal avenue trees leading to Government House that the local community and Canberra’s residents identify with. The design intent will be to create a cohesive seamless continuation of Dunrossil Drive into Park Avenue. The landscape treatment of this area will require particular attention.

Based on site analysis and community feedback, the intent is to continue the character of the existing Dunrossil Drive within Park Avenue, through:

- No kerb & channel
- No formal edge to carriageway or a flush concrete edge strip tinted to match road and thus unobtrusive
- Space trees to match existing (longitudinally (though residential cross overs will influence this) and horizontally)
- Park Avenue will have the elegance and grandness of Dunrossil Drive

Formal tree planting of Ulmus sp / Ulmus carpinifolia to create an avenue character that provides dappled shade, set within a generous grass and planted verge.

Enhance the street as a ‘promenade’ and minimise the impact of vehicle cross overs to the new residential properties.

The intersection of Dunrossil and Brickworks road will be marked by the inclusion of a formal square that comprises of lush formal plantings and a congregating meeting area for office visits and events.

Planting Dunrossil Drive:
- Ulmus carpinifolia

Planting Dunrossil Park:
- Phoenix canariensis
- Viburnum odoratissimum
- Hedera canariensis
- Abelia grandiflora
- Cycad revoluta
The following design principles and proposed treatments have been established based on site analysis, community feedback and open space planning:

- Respect and maintain the existing inherent qualities and character of the quarry environment with its sinuous rock escarpments, separate and intimate open space areas and vegetation (grasses, pine trees)
- Maintain the series of open spaces created by the old brick work activities, and provide flexible and adaptable opportunities for a variety of uses, and pedestrian connections over the various level changes that occur within the site
- Design the landscape to prevent access to dangerous areas, such as: the escarpments, the water basin – by implementing landscaped buffer areas that add to the existing character, and do not change this. Adopt this approach to initiate the use of elevated viewing platforms and seating areas.
- Implement a tree planting program to screen the surrounding residential dwellings from park users.
- Implement sustainable engineering practices to the water retention basin to provide a permanent ornamental water body as a backdrop to the escarpment and open grassed spaces, and address potential erosion minimization of the site
- Consider the sounds of the existing environment, such as the wind in the pine trees, when selecting tree species for the park.
- Implement a ‘sound’ sculpture experience to parts of the park that interprets the original rail line/ train, and running creek, thus giving users a sense of water/movement and past activity.
- Prepare a landscape lighting scheme to subtly highlight the escarpment relief and provide an appropriate mood for the various open space areas – depending on activities.
- Use earth tones for paving material to reflect the existing character of the area: grey slate, red brick, weathered grey timber
- Introduce an access lane and car park to the area between the Brickworks and Quarry Park to provide good access to both facilities. The car park is to be informal in layout, and complement the surrounding landscape character.
- Outdoor art installations
- Environmental Art Exhibits
- Pop-Up stores and cafes
- Lighting to Quarry rock faces to create mood and effect
- Interlink with Brickworks site
- Outdoor picture theatre in idyllic and dramatic surrounds

QUARRY PARK

Planting Quarry Park:
- Casuarina cunninghamiana
- Acacia cognate
- Banksia ericifolia
- Poa
- Cordyline australis
- Casuarina ‘Free fall’
- Pennisetum

CHARACTER IMAGES
DENMAN PARK

Denman park will be designed to provide a distinct character to Canberra Brickworks, to give existing and new residents a sense of pride and belonging.

Addressing the community’s submission for quality open space and enhancing the leafy character, the landscape will:

- Reflect the interface between Denman Park and Denman Street, the existing street tree planting thus highlighting the extension and completion of the street within Griffin’s Plan
- Reinforce the existing character of this area with a natural landscape buffer comprised of grasses, eucalypts, pines and oak trees found within the open space currently
- Within this buffer, create managed open grass lawns with scattered specimen trees where residents and visitors can meet, play and relax in a local neighbourhood context
- Construct compacted dirt trails through the natural landscape buffer to recall the existing trails.
- Interpret the existing fence, timber post and stay gateways as thresholds to the varying landscape character types within the park.
- Provide for a visual and physical connection along the Maxwell Street alignment to reinforce the connection between the existing Yarralumla residential precinct and the new Yarralumla development. This pedestrian boulevard will be the same width as the existing road reserve and be lined with Quercus montana to reinforce the streetscape character.
- Develop contemporary interpretations of existing street furniture and landscape elements (park lights, seats, bollards, entry gates and signage) to illustrate the development of the suburb over time.
- Incorporate a ‘play trail’ through the park to surprise and delight. Consider sculptural play elements, old favourites (tyre swings), sound.
- Retain as much existing tree planting where it can be integrated into the park design allowing for visual integration and establishment to the park

Planting Denman Park:
- Quercus coccinea
- Lomandra tanika
- Eucalyptus ‘Little Spotty’
- Lomandra katrinus
- Cedrus deodora

Entry Square:
- Pomegranate trees
- Fruiting plums
- Citrus trees
- Lonicera nitida
- Viburnum

CHARACTER IMAGES

CHARACTER SKETCH ENTRY INTO DENMAN/PARK

ENTRY INTO DENMAN PARK

Canberra Brickworks and Environs Landscape Strategy

Prepared for the Land Development Agency 19 February 2015
THE BRICKWORKS

The open space planning for the CB+E have been established with community feedback emphasising the landscape development must be sympathetic to the existing built environment as well as adaptive in reuse.

The following landscape strategy reflects this fundamental design principle:

- Implement simple landscape treatments that highlight the industrial character of the heritage buildings and their external spaces, and provide for a variety of uses, such as: cafes and restaurants, artisan workshops, informal events and exhibitions.

- Consider the external / internal relationships between the existing heritage buildings and the adjoining landscape: including views out from the buildings, the use of similar materials (corrugated iron, weathered grey timber, corten steel (rusted character) and red brick) and activities.

- Enhance the sense of arrival to the brickworks and chimneys – with planting that draws focus to these elements along the Denman Street and Brickworks Road axes.

- Ensure future landscape elements (including tree planting) implemented to the brickworks precinct do not obscure or detract from the views toward the vertical and sculptural chimney structures.

- Reinforce the brickworks heritage – introduce brick elements and/or ‘follies’ to the road plane, footpaths or in the nature strips.

- Introduce contemporary interpretations of heritage street furniture (street lights, way finding signage, street furniture, etc)

- A landscape lighting scheme is to complement, any feature lighting of the heritage brick works building and chimney.

- Establish an environment that is industrial/ adaptable/ inspiring/ eclectic

- Allow for mixed use of residents, businesses, studios, art galleries that are permanent and/or temporary.

Planting Brickworks:
- Cupressus sempervirens
- Poa
- Xanthorrhrea
- Cercis caradensis
- Phormium
- Acer platanoides ‘columnar’
• Play with the age and character of the buildings, their scale and finishes and reflect in the landscape and surrounds
• Provide brick surfaces and walls that can forever be added to/coloured/painted so that there is a sense of ownership and adaptability to new needs and changes
• Signage and street furniture should reflect on the industrial character and heritage of the site – the brickworks, the railway line
• To reinstate the grounds to provide some character and sense of importance to the structures and history of the site
• Mark the entry through statement planting that could be a continuation of the road tree planting
• Provide potential break-out areas in and around the brickworks that could be used for pop-up restaurants/art displays/seating.
• Allow for night time effect, and therefore celebrate and enhance the chimneys with lighting
• The main chimney is a landmark to other parts of Canberra and should thus be recognized and highlighted to mark its stature in the Canberra landscape
• Palette of materials consist of rusted corrugated iron, greyed timber, red brick
On review of the Kintore Crescent, Dudley Street entry as well as addressing the urban design strategy and relevant community feedback, the following landscape treatments are proposed:

- Strengthen the existing character of this area by maintaining and adding to the existing tree structure along the street edges and maintaining a large grass verge with dappled shade.
- Provide for view windows in the Dudley Street / Yarra Glen interface tree planting to enable long vistas to the surrounding landscape (Brindabella Ranges): that is, reinforce the sense of place and local identity.
- Maintain the existing informal Dudley Street edge character by implementing a flush kerb that is visually integrated (colour, texture) with the carriageway.
- Consider an appropriate and visually elegant entry element at the Dudley Street / Novar Street intersection and adjoining verge that incorporates a contemporary interpretation of the suburb sign (Yarralumla) and the ornamental plum planting.
- Respect and highlight the historical aspects and intent of Griffin’s ‘Westbourne Circuit’ by subtle gestures in the landscape connections.
- Ensure safe and legible provision is made for pedestrians and cyclists to ensure good connectivity is provided from Deakin to Yarralumla.
- Reinstate and strengthen street tree planting along Denison Street, therefore visually meshing the streetscape found currently within the suburb and the proposed treatment, as well as connecting Yarralumla within Deakin.

**KINTORE CRESCENT, DUDLEY STREET, AND DEAKIN PRECINCT**

**Reference:** The Griffin Legacy, NCA Commonwealth of Australia, 2004

1. Westbourne Circuit: Opportunity for additional exotic trees to match existing tree planting and a possible pedestrian link to reinforce the Westbourne Circuit as part of the Griffin Plan
2. Proposed planting to Clianthus Circle (Griffin Plan) and to reinterpret the green urban park focal point
3. Denison Street
4. Denman Street

**CHARACTER IMAGES**

- Platanus acerifolia
- Ulmus parvifolia ‘YN Clone’
- Prunus cerasifera ‘Nigra’

**Planting Westbourne Circuit:**
- Platanus acerifolia

**Planting Dudley Street + Kintore Crescent**
- Ulmus parvifolia ‘YN Clone’
- Prunus cerasifera ‘Nigra’

**Planting Denison Street:**
- To match existing street trees
As Brickworks Road has been identified as the main entry into the Canberra Brickworks and an integral section of the Ceremonial route, the landscape strategy has addressed this priority as following:

- Acknowledge the dual role of Brickworks Road as a ceremonial route and as an introduction to the heritage Brickworks precinct, with an appropriate landscape design to reflect the two sections with a strong and logical streetscape and landscape response for Dunrossil Drive intersection, providing clear direction Government House or the Brickworks complex (residential precincts)
- Introduce a different character to the section from Dunrossil Drive to the Canberra Brickworks complex – including a different street tree species though with a similar form and habit to Ulmus sp.
- Reinforce the brickworks heritage – introducing brick elements and/or ‘follies’ to the road plane, footpaths or in the nature strips, with Brickworks Road having randomly placed brick pillars interspersed between trees as exists at the current entry.
- Maintain the open park like character to the left hand side of Brickworks Road to the Dunrossil Drive intersection, with a landscaped buffer on the right hand side between the first section of Brickworks Road (the ceremonial route) and the new residences to minimize the impact on arrival to Government House.
- Create a material change and/or square to emphasize the sense of arrival and formal congregation through the use of a contrasting road aggregate colour that can be integrated into the Dunrossil Park pedestrian square.
- Introduce contemporary interpretations of heritage street furniture (street lights, way finding signage, street furniture) to further celebrate this historic element of the site.
- The Brickworks Road landscape could reinstate the original alignment of the railway through a change of surface within the road that highlights that the change of characters.

Planting for Brickworks Road:

- Cedrus deodora (to mark the entry into the Brickworks)
- Ulmus parvifolia - planted as a formal avenue, reinforcing the role of Brickworks Road as the ceremonial route.
- Phoenix canariensis - formal planting to mark the ceremonial square and intersection with Dunrossil Drive.
ADELAIDE AVENUE BUFFER

Visual amenity of the CB+E has been acknowledged by the community as a priority, to maintain the natural character and buffer to the new development. The following landscape design strategies address the Yarra Glen interface:

+ Strengthen the existing character of this area by maintaining and adding to the existing tree structure along the road reserves and maintaining a large grass verge with dappled shade.
+ Provide for view windows in the Dudley Street / Yarra Glen/ Denison Street interface tree planting to enable long vistas to the surrounding landscape (Brindabella Ranges); that is, reinforce the sense of place and local identity.
+ Maintain the existing informal Dudley Street edge character by implementing a flush kerb that is visually integrated (colour, texture) with the carriageway.
+ Consider an appropriate and visually elegant entry element at the Dudley Street / Novar Street intersection and adjoining verge that incorporates a contemporary interpretation of the suburb sign (Yarralumla) and the ornamental plum planting.
+ Respect and highlight the historical aspects and intent of Griffin’s ‘Westbourne Circuit’ and ‘Clianthus Circle’ by subtle gestures in the built form and landscape within the buffer and adjacent.
+ Ensure safe and legible provision is made for pedestrians and cyclists to ensure good connectivity is provided.
+ Ensure cohesive planting theme for Deakin and Yarralumla roadside palette that connects Adelaide Avenue / Yarra Glen.

Planting Adelaide Avenue buffer:
+ Ulmus parvifolia ‘YN Clone’
+ Casuarina cunninghamiana
Canberra Brickworks and Environs Landscape Strategy

COTTER ROAD BUFFER

Visual amenity of the CB+E has been acknowledged by the community as a priority, to maintain the natural character and buffer the new development. The following landscape design strategies address the Cotter Road buffer:

- This buffer is an important section of the ceremonial route and should thus be treated sensitively
- Character and treatment of the landscape will enhance the importance of vistas, ridges and hills through tree species, selections and locations
- Maximize the landscape buffer between the carriageway and the adjoining residential development. Consider bushfire requirements for this buffer and plant appropriate tree species.
- Provide breaks in this landscape buffer at Maxwell Street South, Abbott Street South, Woolls Street South and Park Avenue to reflect the existing Yarralumla street layout, and to provide long vistas out to the Brindabella Ranges.
- Termination of perpendicular streets intersecting with buffer will provide a strong visual contrast and element
- If possible, locate the Cotter Road carriageway to the southern edge of the road reserve to provide additional space for a landscaped buffer along the northern edge of the road reserve.
- Provide for informal trails through the Cotter Road landscape buffer to create a connected walking trail loop that will replace the existing walking trails across the current undeveloped site. Create the same character with dirt trails, grass edges and dappled shade.

Planting Cotter Road buffer:

- Quercus ilex
Visual amenity of the CB+E has been acknowledged by the community as a priority, to maintain the natural character and buffer the new development. The following landscape design strategies address the Golf Course interface:

- Provide a landscaped buffer along the golf course boundary that will provide sufficient screening for both residents and for golfers, yet still allow opportunities for views out to the open golf course landscape.
- Provide a pedestrian trail along this landscaped buffer to ensure connectivity between neighbourhoods and a recreational loop for local residents.
- Reinforce the existing character of the golf course along the boundary edge through the planting of similar tree species to ensure an appropriate landscape transition across the residential dwellings and the Brickworks is achieved by introducing tree species and landscape elements that will be found in the residential area and the Brickworks.
- Reinforce the Railway Remnant and rail alignments in the open space areas – use elements that hint at this past use: rail lines, rail wagons as follies or interpretation elements through street furniture and surface palettes.

**CHARACTER IMAGES**

- Casuarina cunninghamiana
- Cupressus sempervirens
- Cedrus deodara
- Acanthus mollis and Helleborus

**GOLF COURSE/ BRICKWORKS INTERFACE AND RAILWAY REMNANT SITE**
LANEWAYS, PEDESTRIAN GREENWAYS AND MEWS

Laneways and pedestrian greenways are valued community spaces that provide for a multiplicity of uses and address the community’s concerns with traffic through the landscape design strategies as follows:

+ Provide flexible open space areas to rear lanes that cater for both vehicular access and for pedestrian uses.
+ Use consistent materials across the rear laneways to integrate the uses and activities, as well as reinforcing the notion that all users are equal: implement the ‘naked streets’ principles (no signs or markings to promote increased awareness of site conditions).
+ Ensure adequate provision is made for landscape planting along laneways to avoid long blank stretches of rear garage facades.
+ Ensure Crime Prevention through Environmental Design (CPTED) principles are implemented in the design of all laneways, pedestrian greenways and mews: passive or natural surveillance, access control, natural territorial reinforcement enhanced activity programs and good maintenance.
+ Consider external links and desire lines when planning pedestrian greenways to ensure activity and value for residents. Site meeting or gathering nodes to appropriate locations along this secondary pedestrian network.
+ Provide appropriate lighting to these areas so a safe environment is created, but does not impact on neighbouring residential amenity.
+ Plant appropriate tree species to these smaller spaces to provide a suitable human scale and to create ‘outdoor rooms’ with shade and shelter.

Planting:
- Ornamental pears
- Pistacia chinensis, Pistachio
- Parrotia persica, Persian parrota
- Sorbus aucuparia, Mountain Ash
- Zelkova serrata, Japanese Elm
- Malus ioensis ‘Plena’, Bechtel Crab Apple
STREETSCAPE

Connectivity with Canberra Brickworks is achieved by the virtue of the street geometry, combined with a generous public domain. The system of streets and open spaces is the common ground for the community, with all streets configured to serve vehicles, pedestrians and cyclists with a safe environment.

- **Street Tree Planting:** Where existing roads of Yarralumla extend into the subdivision, they are to adopt the same tree species and spacing. This will allow a continuity and meshing of the old and the new.
- **Species:** Will adopt differing seasonal colour change to contrast with the evergreen backdrop of adjoining open space, and create a subtle identity change.
- **Edible gardens and street planting:** Where possible to make for a sense of community and sustainability.
- **Bike paths:** Will be integrated into the landscaped verges.
- **Bricks with residents names inprinted:** ‘Buy a brick to build our city’s heritage’ could be inlaid into paths.
- **Hedging:** Where possible will be integrated into the verge or within the property boundaries to reinforce the distinct Yarralumla character.
- **Street Lighting:** Where existing streets in Yarralumla extend into the subdivision, streets will adopt the same lamp post design as found in the existing streetscape. These will need modification in order to meet lumination requirement standards. A contemporary powdercoated steel post base could be utilised.
- **As per Griffin’s approach in older Canberra suburbs, seating is to be located and placed to take advantage of key vistas.**
- **Seating:** Is to be located at regular intervals within the verges to encourage walkability of the suburb.
- **Lighting:** Will be utilised not only for illumination means but as a form of character, therefore, highlighting elements and parts of key areas that can be celebrated, from within and out of the site.
- **The Streetscape will visually ‘borrow’ land and planting from adjoining property by imposing the need to plant certain hedge and tree species within the property boundary that will enhance the existing Yarralumla and Deakin suburb character.**
- **Brick edging and walls, and hedging could be utilised where possible to build on the gardenesque and classical elements.**
- **Streets will be for people, human scale, shady, include seating.**

PLANT MATERIAL

- **Each Key Area and Street will have a subtle change of identity through a varied plant palette that responds to the intent and character of each area that exists and is proposed.**
- **Street planting maximises Solar Access and protection to assist Heat island effects and encourage walkability of suburb.**

SURFACES + COLOURS

- **Pedestrian paths through parkland and Key Areas will respond to the character and use intended for each area.**
- **The overall materials palette will reflect the historic aspects of the site and existing materials that will help form the sense of place.**
- **Materials will include:** Canberra Red Brick (new/recycled), hardwood timbers, Granite gravel paths, Corrugated Iron, Rock that is consistent with the shale colours found in the quarry.
2.4 TYPICAL STREETS

MINOR COLLECTOR- 30M

- This road allows for a mix of uses
- Grid layout of street form compliments avenue planting
- Hedging and additional tree planting within the adjoining property boundaries drawing upon the elegant Yarralumla streetscape that exists.
- Verges are generous and allow for adequate rows of street trees of varying scales

Central Street: The northern verge is to accommodate a larger deciduous tree species that will enhance shading of the road during summer, therefore, potentially minimising the heat island effect

Central Street: The southern verge is typically made up of two rows of small trees that will be more human in scale, will provide shade for pedestrians/ cyclists, celebrate the use of varying tree layers found in other parts of Yarralumla and older Canberra suburbs, and maximise the autumnal visual character of the street

Brickworks Road: Planting character and treatment changes for the length of the road. Its intersection at Cotter Road is marked by two book end plantings of Cedrus in edged plantings of grasses. The intersection with Dunrossil Drive is entered through Phoenix Canariensis columns marking the sense of arrival to the entry to Dunrossil Drive and the park square for congregation highlighted with a change of road pavement colour. The road then exits the square through two more Phoenix columns before entering the remainder Brickworks road. Shared paths are located within the verge.

Park Avenue: Refer to section on page 35.
ACCESS STREET A - 16.5M

- Typically adjacent to open space areas, this street has a pedestrian path included on the verge adjoining the residential, with open space bounded by bollards, but allowing for pedestrian permeability.

- The generous width of verge allows for a multiplex row arrangement of trees to the northern side abutting the Quarry Park. A predominance of evergreen and native trees within this verge responds to its existing natural landscape character.

- Seating within the verges will encourage walkability and allow vistas to landmarks and to other parts of Canberra be appreciated and oriented by users.

- Trees to the southern verge and adjacent to residences have a more regulated planting pattern highlighting the curvilinear form of the street and integration into the urban landscape adjacent.

- The southern verge has deciduous trees which provides a meshing of urban and natural scape character.

- Hedging and additional trees within the property boundary extend and borrow views from and to the adjacent parklands, creating a pleasant and inviting living environment and buffer for residents.

Architecture is indicative only and subject to confirmation.
ACCESS STREET B- 21.5M

- Reflects the typical streetscape of the existing adjoining Yarralumla streets, therefore blending the existing with the new and strengthening the relationship between the site and the adjoining residences
- Has the same species of tree and alignment on both sides of the street, with the Avenue appearing symmetrical in form and balance
- Hedging and additional tree planting within the adjoining property boundaries will extend the streetscape character and its treatment into private property, yet retain a visual consistency within the streetscape
- Dappled tree canopy shade and seating dotted within the verges will encourage the walkability of the area and provide viewpoints and connection to other parts of the suburb and Canberra

Architecture is indicative only and subject to confirmation
REAR LANE - 8.5M

- The inclusion of trees and understorey planting to within the property boundary will allow for the visual enhancement of the street character, and a unification of approach and planting
- Width and material of road pavement and the inclusion of the tree avenue will reduce the area of road paving, minimise the heat island effect, minimise vehicular speed and maximise the useability of the road for community amenity

Architecture is indicative only and subject to confirmation
SECTION 1

- Shows the relationship between the proposed Cotter Road realignment, adjacent housing and the site
- Reflects the topography of the site and thus the proposed building scales and how they are submerged in the landscape
- Visual connectivity to the Brindabella Mountain backdrop-as part of Griffin’s vision can be enhanced
- Street tree scale and alignments soldier up the hill providing a layering of screening and autumn colour appreciation
- Scale of proposed built form decreases as the contour increases
- Street trees and verge arrangement provide a subtle identity change for each street

Architecture is indicative only and subject to confirmation
SECTION 2

- The location of the existing Quarry park, Canberra Brickworks and Golf Course is viewed in relation to the intended building arrangement and that of the existing housing adjacent.
- Topographical contrast between the golf course and the knoll within Quarry Park can be appreciated.
- Distant views are not obscured so that important vistas and connections from the site out to Canberra and its landmarks can be enhanced.
- A buffer between these landmarks and the development is provided where required through a series of layered bands of vegetation.
- Elsewhere on the site there are purposeful connections introduced for pedestrians and cyclists between the existing and the proposed, therefore, inviting use and access, and enhancing the character of the area, and creating a pleasant interactive living environ.
SECTION 3

- The visual reinstatement of the Westbourne Circuit and Cianthus Circle through contrast tree species and curvilinear alignment, will realise part of the Griffin Plan, and their intended form.
- There is a visual and physical connection between the North and South sides of the site across Adelaide Avenue.
- Proposed built form is potentially submerged within a dense green buffer and land form, so that the view and experience of the Adelaide Avenue vista is guided toward the Brindabella backdrop beyond—thus reiterating the intentions of the Griffin Plan.