

DICKER DATA OFFICE & WAREHOUSE DEVELOPMENT

LANDSCAPE ARCHITECTURAL DEVELOPMENT APPLICATION

Issue: G

Date: 30.08.2018

FOR:
DICKER DATA

LOCATION & CONTEXT



CITY CONTEXT



LOCAL CONTEXT



DICKER DATA OFFICE & WAREHOUSE DEVELOPMENT - CAPTAIN COOK DRIVE, KURNELL

The site is located centrally within the Kurnell Peninsula on Captain Cook Drive to the south side of Botany Bay, in close proximity to the Towra Point Nature Reserve, Cronulla State Park and the Kamay Botany Bay National Park and the residential suburb of Kurnell.

The site is approximately 164,000m² with the main entry facing north west onto Captain Cook Drive. The site is abutted on 3 sides by dense remnant native vegetation. The site is generally more exposed to weather conditions given its prominent coastal location between Quibray Bay, Bate Bay and the Pacific Ocean.

It is proposed that many of the existing native trees within the complex will be retained and incorporated into the new layout. Likewise various materials being demolished on site are being reused across the site as part of general building works and the landscape setouts. This includes but is not limited to bricks, pebble mulches, concrete rubble and slab sections, oversize concrete forms that will be positioned as sculptural elements and large sculptural planters.

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PROJECT
DICKER DATA OFFICE & WAREHOUSE DEVELOPMENT
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DRAWING
LOCATION AND CONTEXT

DRAWING No.	ISSUE	DRAWN	DATE
DA-1732-01	B	br	13.02.2018



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CONCEPT DESIGN

The site, building setout and location among a rich coastal ecology provided an opportunity to restore and protect the existing environment and in turn provide a stimulating series of breakout and activity spaces for staff and visitors.

The large northern communal lawn and gardens provides a wholesome outlook and connection from the primary café and meeting areas. This area is connected at northern and southern ends by a pedestrian circuit path that circumvents the entire site. Various concrete elements salvaged during siteworks will be sculpturally arranged and planted to enhance longer views along the lawn to the north from the café external deck. The road past the site is buffered by native vegetation around the fence set 3m back from the boundary allowing views over the top to the bushland in the distance.

The drive entry from the north-eastern corner leads past a series of planted water detention initiatives and walkway system through recreational lawns and sculpted mounds planted with trees, native grasses and ornamental feature planting. A planted and tree canopy covered walk connects the east and western areas along the southern boundary.

The western carpark runs inside the substantial native vegetation areas being protected and regenerated to the boundary of the site. The carpark itself is laid out with extensive native planted beds and a grid of native canopy trees providing shade to parking areas. A second 'nature walk track' is included as a walking opportunity and maintenance access to these areas. This runs full length to the northern boundary and café areas.

At the primary building entrance, a reflection pool is laid out to guide visitors toward the front door and provide a physical buffer to the café areas from the carpark. This pool is embellished with a series of planted islands including tall steel sculptural beams to be planted with lush flowering native vines. In addition, some of the pool edges will be raised to 450mm to provide incidental seating areas.

DESIGN PRINCIPLES

- ACTIVATION ALL YEAR ROUND
- ADAPTABLE & FLEXIBLE SPACES
- PEDESTRIAN SCALED EXPERIENCE
- AMENITY FOR EMPLOYEES & VISITORS
- STRONG CONNECTIONS BETWEEN SPACES
- MAXIMISE SOLAR ACCESS
- RETAIN AND RE-USE STORM WATER
- MITIGATE WIND EFFECTS
- DEVELOP POSITIVE IDENTITY
- SAFE & ACCESSIBLE SPACES
- ROBUST MATERIALITY
- ENVIRONMENTALLY SUSTAINABLE DESIGN
- SITE APPROPRIATE & LOW MAINTENANCE PLANTING



Activated entry area



Site appropriate & low maintenance planting



Integrating 'natural' spaces with the development

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DRAWING
CONCEPT DESIGN

DRAWING No.	ISSUE	DRAWN	DATE
DA-1732-02	B	br	13.02.2018

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NOTES

1. Native planted buffer to Captain Cook Drive with views to bushland beyond. Set fence back into planting 3m from boundary.
2. Staff and visitor's café connects through to outdoor dining areas and adjoining BBQ facilities and separate shelter.
3. Pedestrian site walk path crosses main drive entry areas adjacent to entry security booth and security gates. Change road paving to highlight pedestrian zone.
4. Storm water detention planted areas with infiltration and smaller permanent water elements.
5. Staff BBQ and function areas and putting greens.
6. Sculpted, native planted mounds to 3m tall with 1:20 equal access paths from end to end.
7. Storm water detention, circuit link path and security fencing with native buffer planting.
8. Nature walk/ maintenance path.
9. Plant out car park islands and native canopy trees to reduce heat island effect from exposed car parking areas.
10. Retain and protect large existing trees and replant outlook areas across from main building entries and café.
11. Reflection pool and native flowering vine planted vertical beams to pool islands. Refer to DA-1732-07
12. Replant shaded native tree canopy bushland adjacent to the café external areas.



Reflection pool



Existing elements



Pedestrian crossings to swales



Sculpted native planted mounds



Storm water detention area

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DRAWING
MASTER PLAN

DRAWING No. ISSUE DRAWN DATE
DA-1732-03 E br 30.08.2018

Scale 1:1000@A1/1:2000@A3
 0 8 16 32 48m

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EASTERN OPEN SPACE DETAIL PLAN

0 4 8 16 24m
Scale 1:500@A1/1:1000@A3



NOTES

1. Security entry gates and guard booth.
2. Recycled concrete slab forms path network leading from café lawn to entry road crossing and into water detention areas.
3. Detention water areas, include smaller permanent water element. Can be charged from retention tanks.
4. Retain existing tree islands. Plant recessed storm water detention areas with ephemeral native reeds and grasses.
5. Timber crossing and bench seating.
6. Planted sculptural mounds including paths over trees, seats and native planting among large recycled concrete elements salvaged from site.
7. Open space recreational lawn areas including pergola sheltered picnic tables, bench seating, paved (recycled materials) landing and BBQ.
8. Putting greens.
9. Dense native planting and canopy trees to form entry drive avenue and visual diffusion of the truck loading areas. Storm water is directed to this swale and is directed to the main detention areas.
10. Planted sculptural mounds including paths over trees, seats and native planting among large recycled concrete elements salvaged from site.

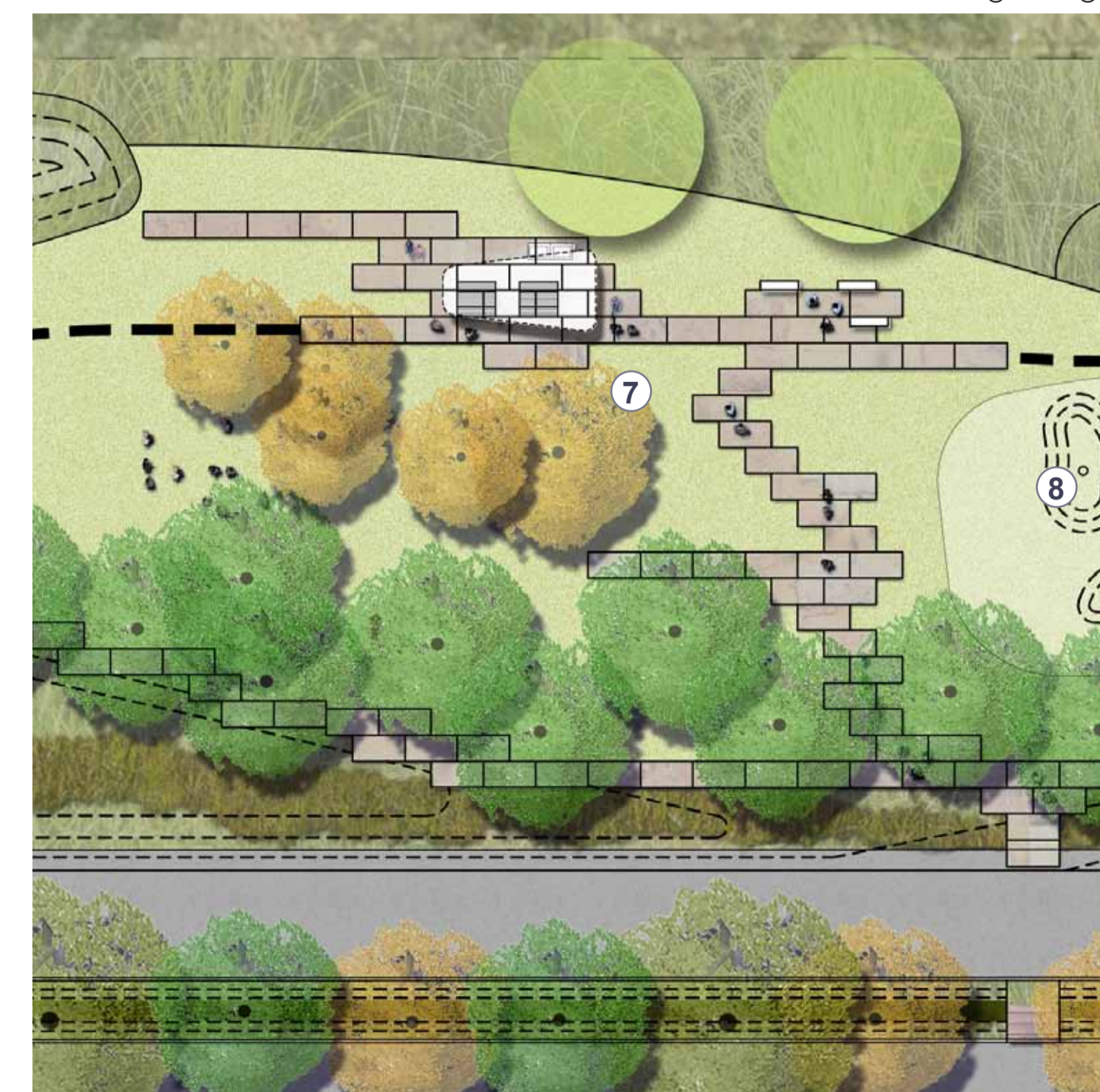
LEGEND

- - - - - Site boundary
- Building awning
- Fence line
- Contours
- +EX 2.97 Existing levels
- +3.75 Proposed levels
- Existing trees. Refer to arboriculture report by arboreport Rev A (14.08.2017)
- Proposed trees. Refer to DA-1732-13 for tree species

INSET PLAN 01



INSET PLAN 02



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DRAWING
EASTERN OPEN SPACE DETAIL PLAN

DRAWING No.	ISSUE	DRAWN	DATE
DA-1732-04	E	br	05.04.2018



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WESTERN OPEN SPACE DETAIL PLAN

0 4 8 16 24m
Scale 1:500@A1/1:1000@A3



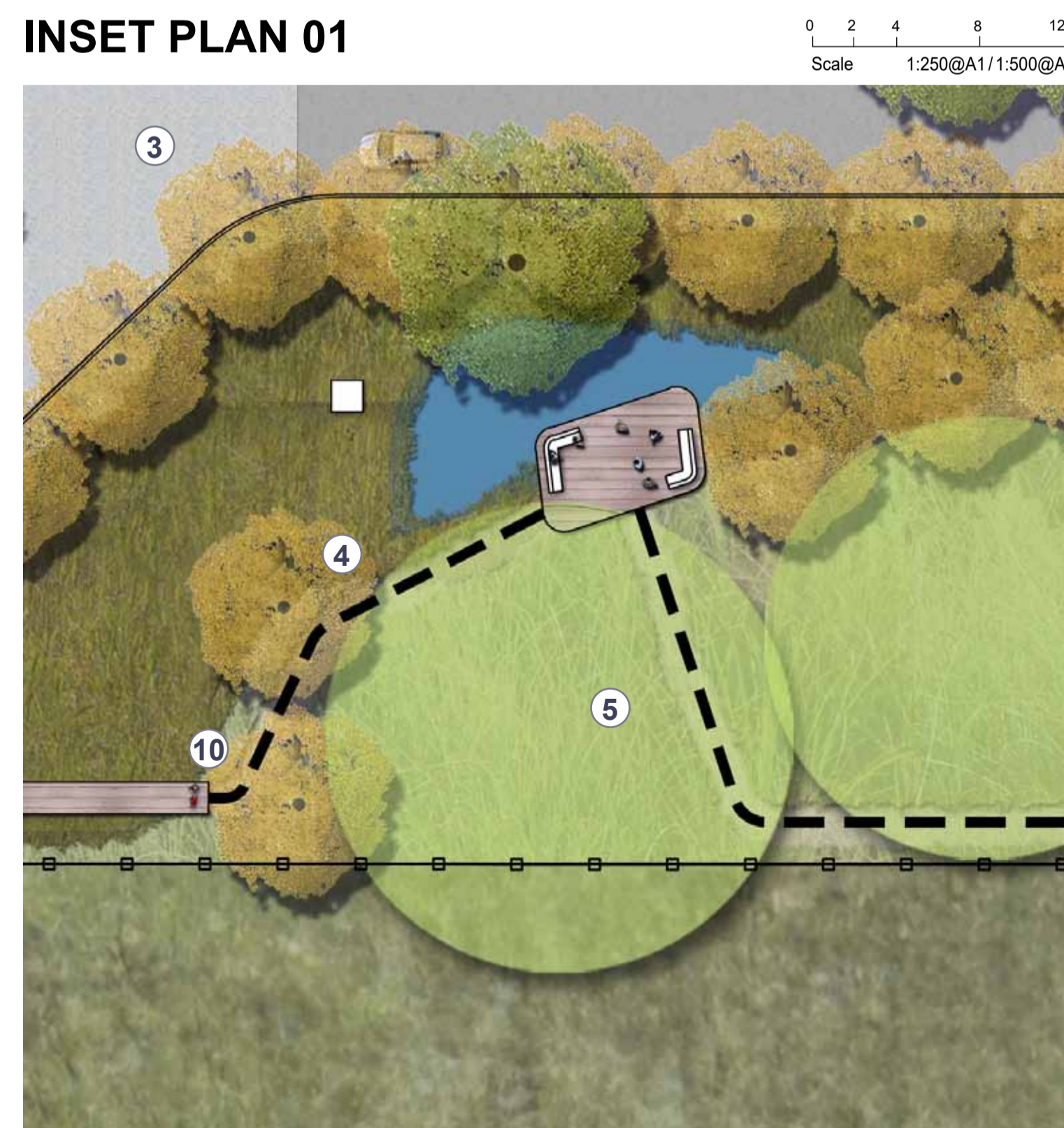
NOTES

1. Reflection pool and native flowering vine planted vertical beams to pool islands. Refer to DA-1732-07
2. Low lush planting to roundabout with large feature tree
3. Change road surface to pedestrian paving in this area. Such as a light grey tri-hex paving.
4. Seating area
5. Retain and protect large existing trees and replant outlook areas across from main building entries and café.
6. Plant out car park islands and native canopy trees to reduce heat island effect from exposed car parking areas.
7. Covered walkway to main building entry
8. Lawn edge to car parking areas

LEGEND

- Site boundary
- Building awning
- Fence line
- Contours
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INSET PLAN 01



Existing fig trees to be retained

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DRAWING
WESTERN OPEN SPACE DETAIL PLAN

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DA-1732-05	D	br	04.04.2018



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NORTHERN OPEN SPACE DETAIL PLAN

0 4 8 16 24m
Scale 1:500@A1/1:1000@A3



INSET PLAN 01

0 2 4 8 12m
Scale 1:250@A1/1:500@A3



INSET PLAN 02

0 2 4 8 12m
Scale 1:250@A1/1:500@A3



NOTES

1. Replant native understory and tall dense shade canopy trees to create forest effect shading café areas from western sun.
2. Mound soil and plant as visual feature to end of lawn area.
3. BBQ facilities, pergola, picnic tables all on recycled slab paving.
4. Café external dining deck.
5. Retain and protect existing trees adjacent to café.
6. Plant ornamental deciduous trees to shade building face from western sun.
7. Recycled slab path forms mowing edge and walkway to planted storm water swale along northern boundary of lawn and taller buffer planting.
8. Arrange salvaged concrete elements in sculptural setting and plant out with dramatic ornamental plants.
9. Create dramatic native planted mound between tail of lawn and entry drive. Include public art element to end of lawn area.
10. Secondary lawn space and seating surrounded by low native growing (to 500mm) planting
11. Planted areas as outlook from offices
12. Bicycle parking areas.
13. Detention water areas, include smaller permanent water element. Can be charged from retention tanks.

LEGEND

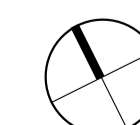
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- Building awning
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- Contours
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DRAWING
NORTHERN OPEN SPACE DETAIL PLAN

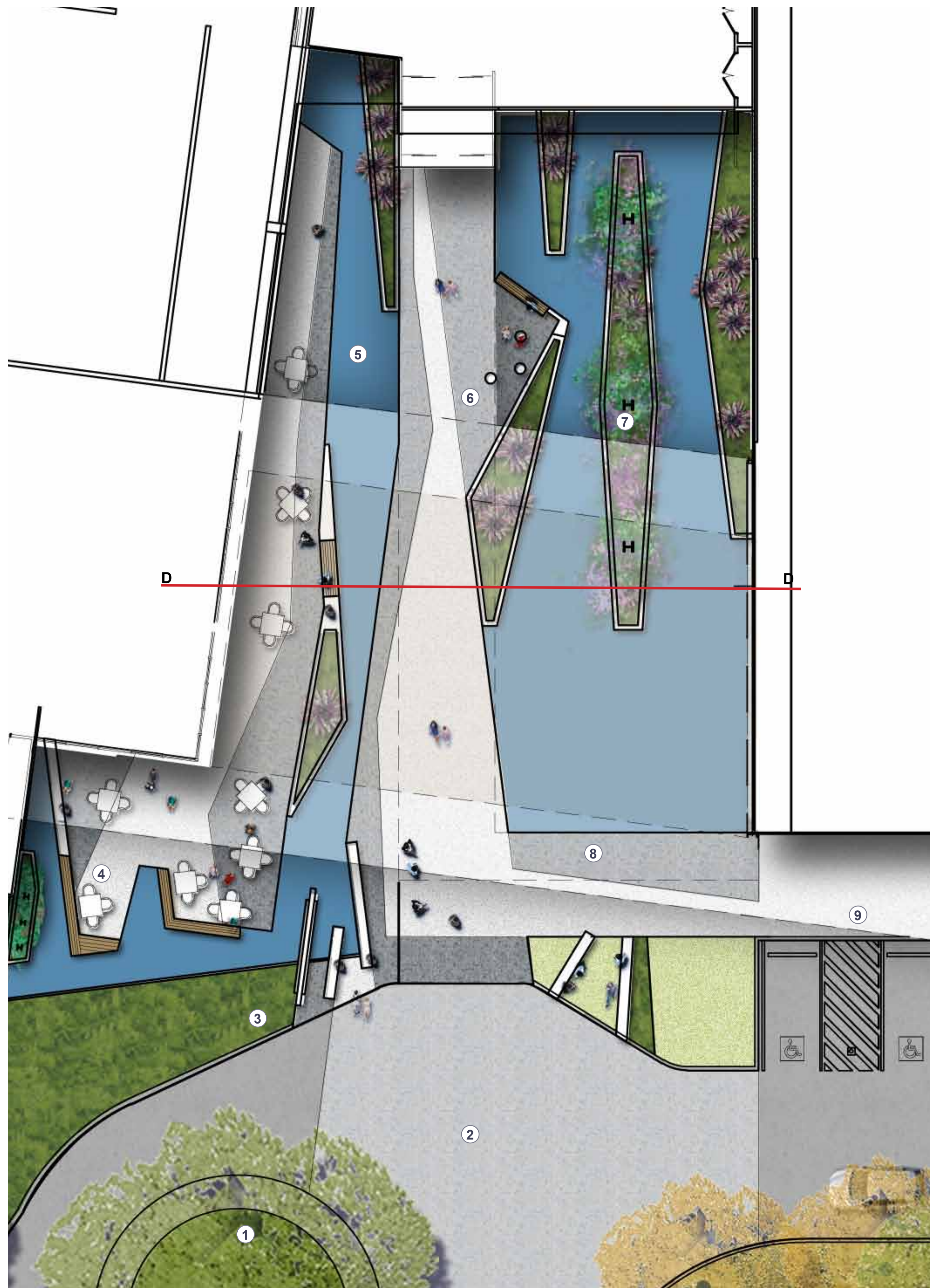
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DA-1732-06	F	br	30.08.2018



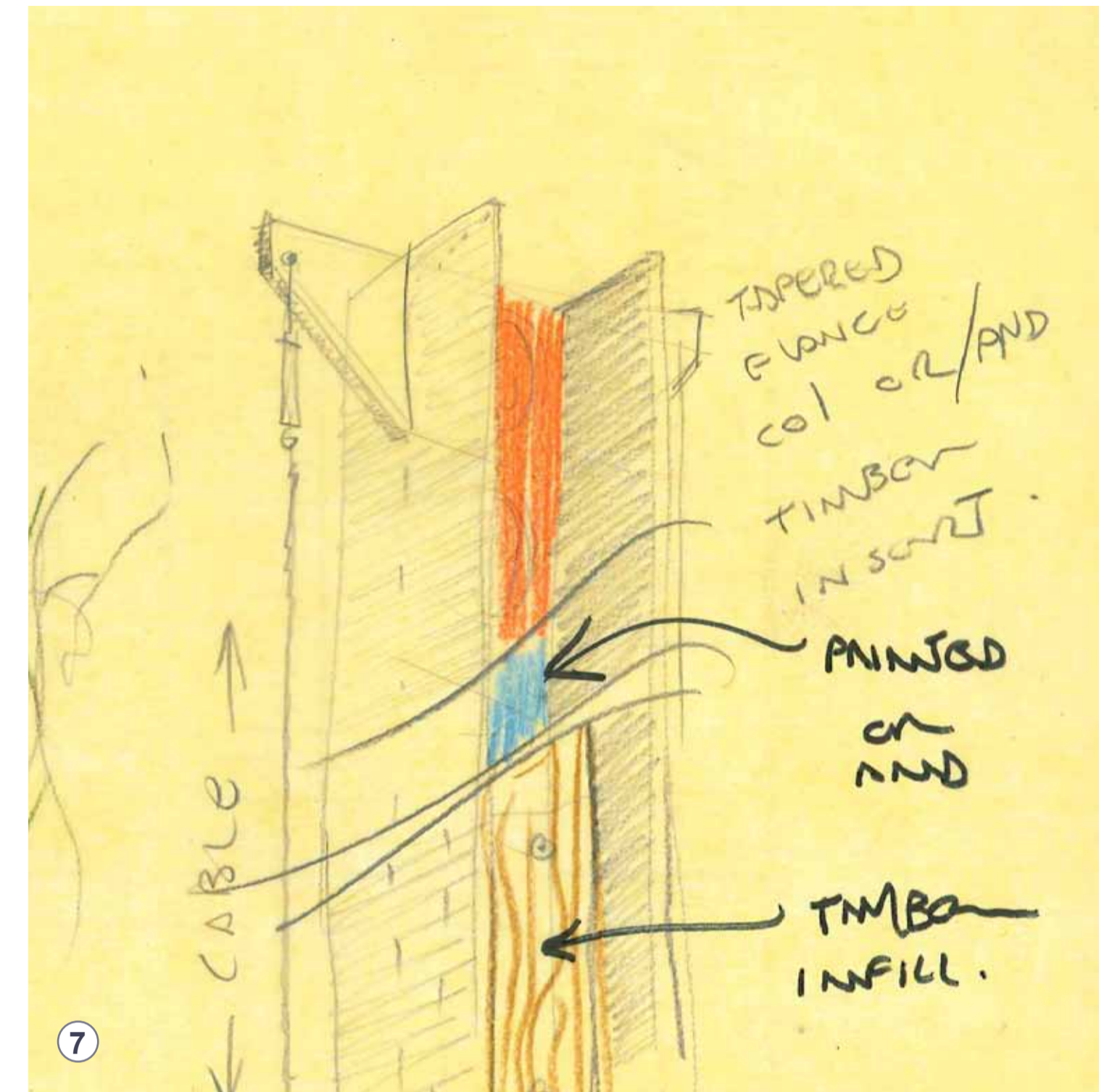
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MAIN BUILDING ENTRY DETAIL PLAN

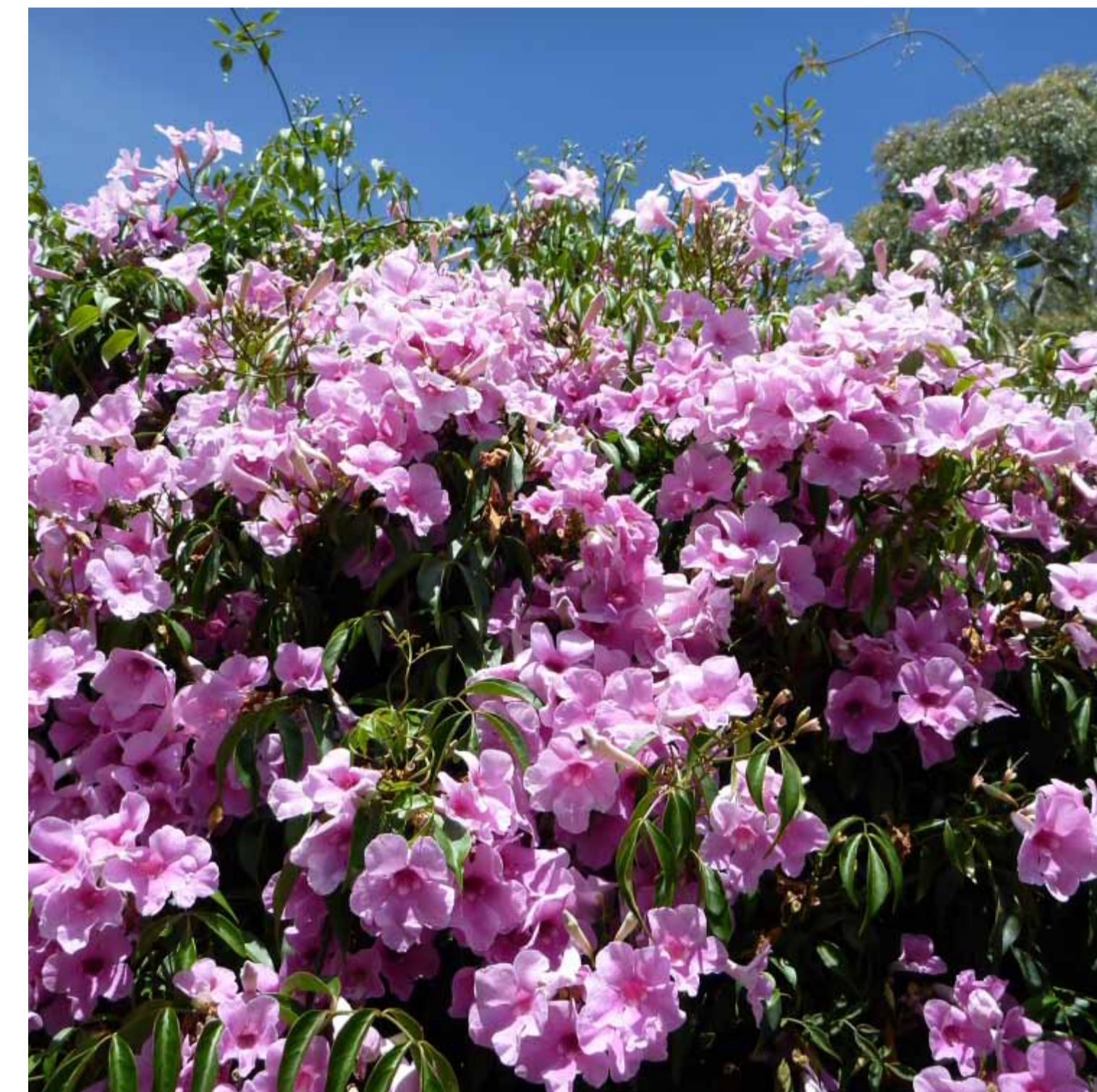
Scale 1:100@A1/1:200@A3



SCULPTURAL POLES



CLIMBER



Pandorea jasminoides 'Southern Bell'

NOTES

1. Low lush planting to roundabout with large feature tree
2. Change road surface to pedestrian paving in this area. Such as a light grey tri-hex paving.
3. Entry signage walls and palisade fence hidden in planting form general security as pedestrian buffer to direct entry to café areas from carpark approach.
4. Planting, bench seating and tables to café breakout space.
5. Water element forms general security as pedestrian buffer to direct entry to café areas from carpark approach.
6. Incidental social seating/ waiting areas built into pool walls adjacent to entry.
7. Planted islands and flowering native vines to vertical steel beam installation. To create dramatic sculptural entry and reflective qualities in pool. Up light at night.
8. Covered walkways to front door.
9. Covered walkway for full length of carpark to entry areas.

LEGEND

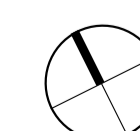
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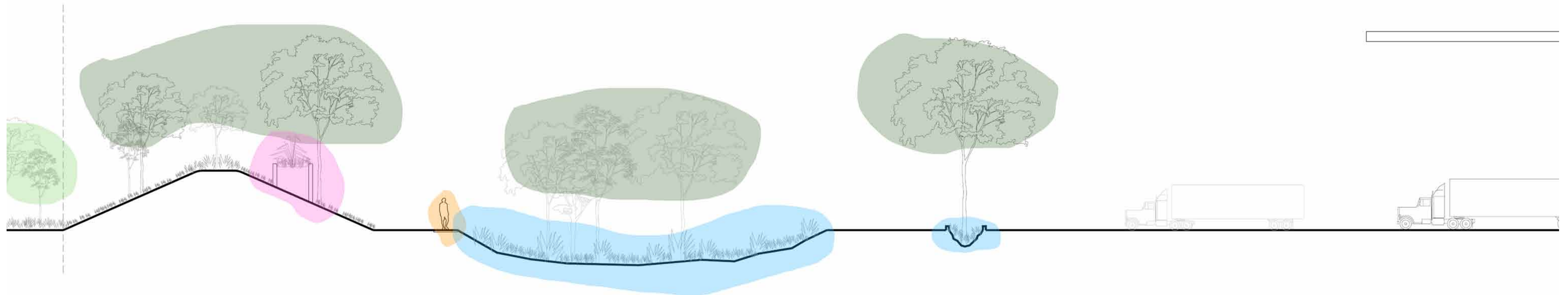
DRAWING
MAIN BUILDING ENTRY DETAIL PLAN

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DA-1732-07 B br 13.02.2018

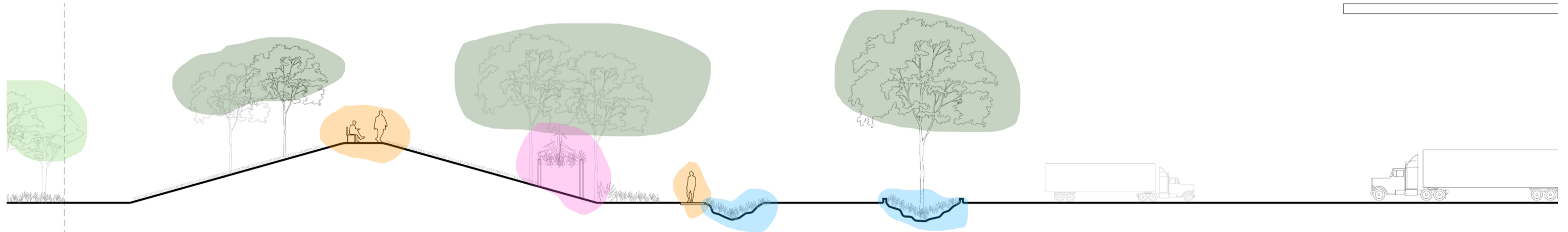


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SECTIONS



SECTION A-A 1:200 @ A3 (SHEET DA-1732-04)



SECTION B-B 1:200 @ A3 (SHEET DA-1732-04)

LEGEND

- WETLAND / SWALE
- RE-VEGETATION
- TREE PLANTING
- PEDESTRIAN CIRCULATION
- REUSE OF EXISTING ELEMENTS

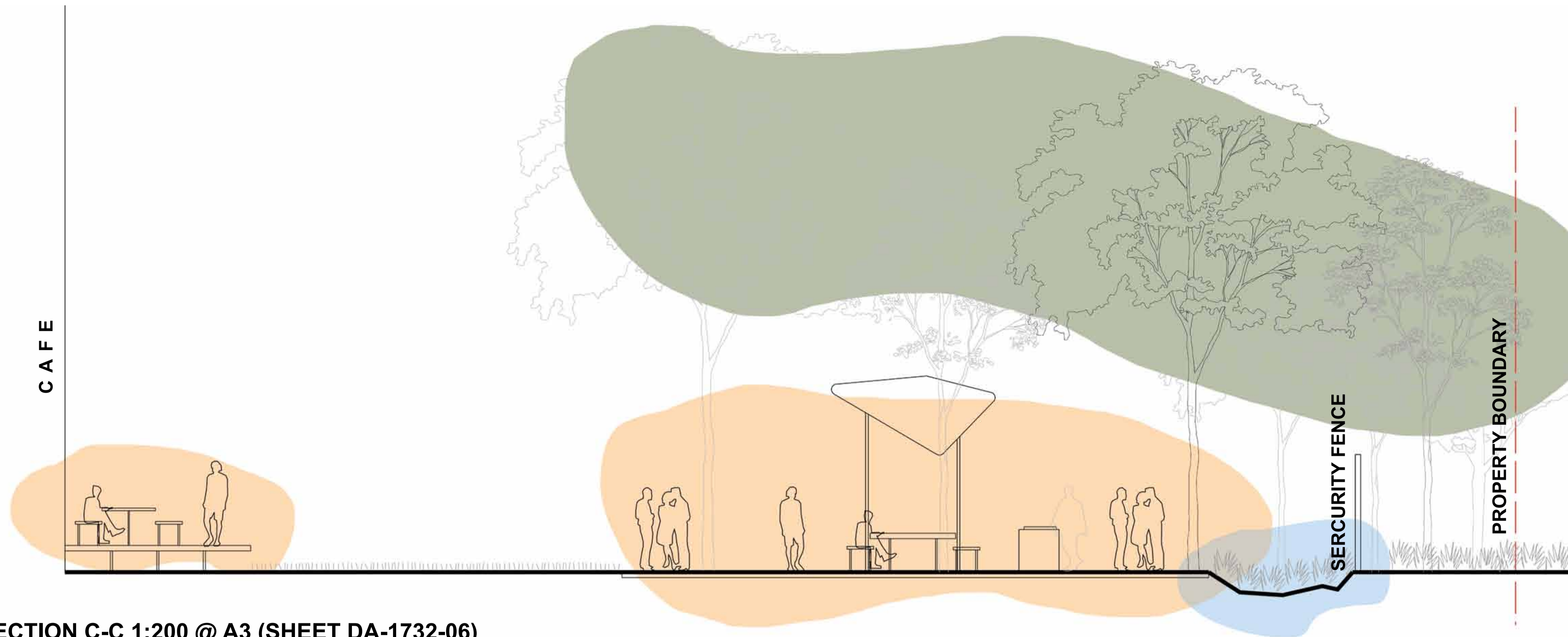
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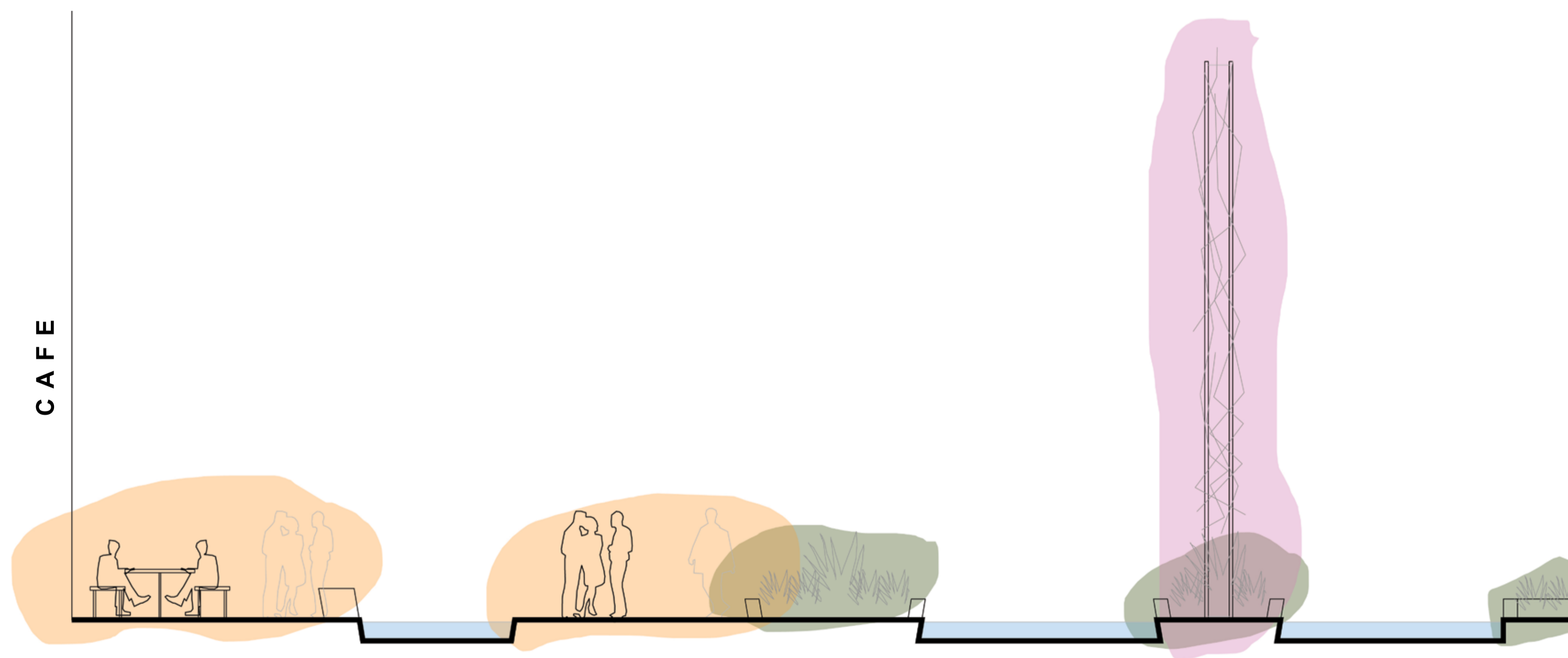
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SECTIONS

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DA-1732-08	B	br	13.02.2018

SECTIONS



SECTION C-C 1:200 @ A3 (SHEET DA-1732-06)



SECTION D-D 1:200 @ A3 (SHEET DA-1732-07)

LEGEND

- REFLECTION POOL / SWALE
- PLANTING
- GATHERING / SEATING SPACES
- FEATURE PLANTING

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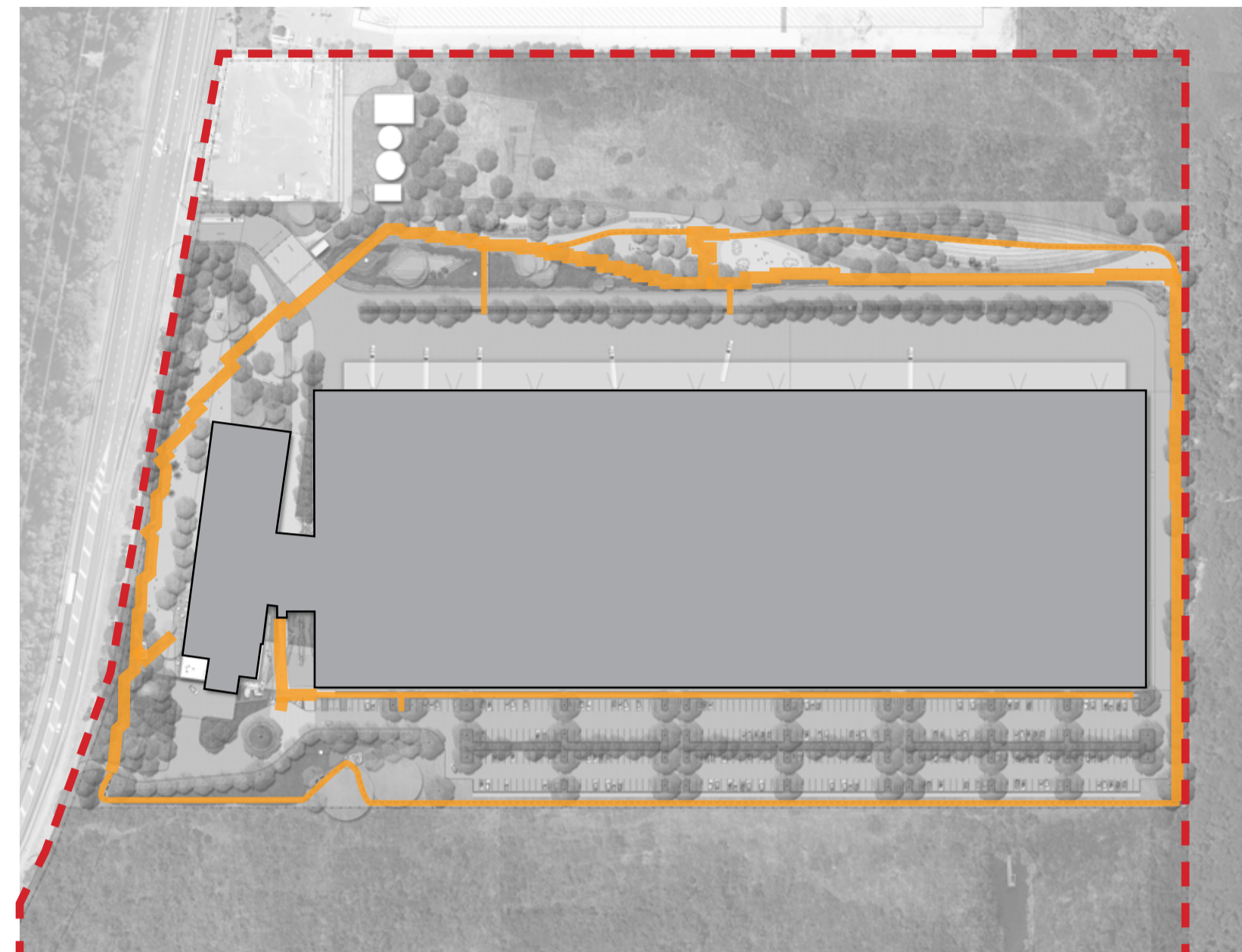
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SECTIONS

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DA-1732-09	B	br	13.02.2018

SITE EXPERIENCE

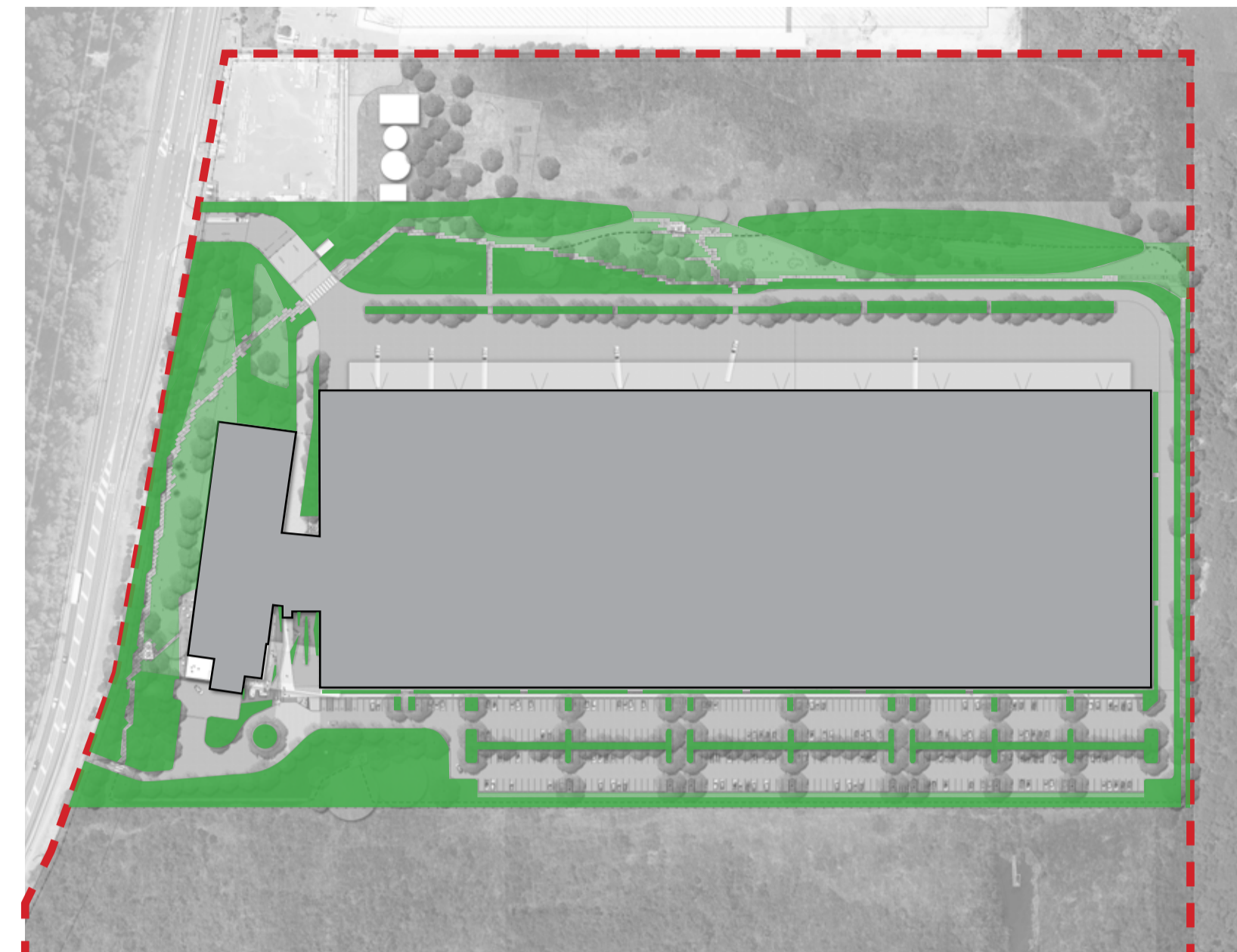
Circulation



Paths create a comprehensive circulation network around the site and to main building entries

PLANTING

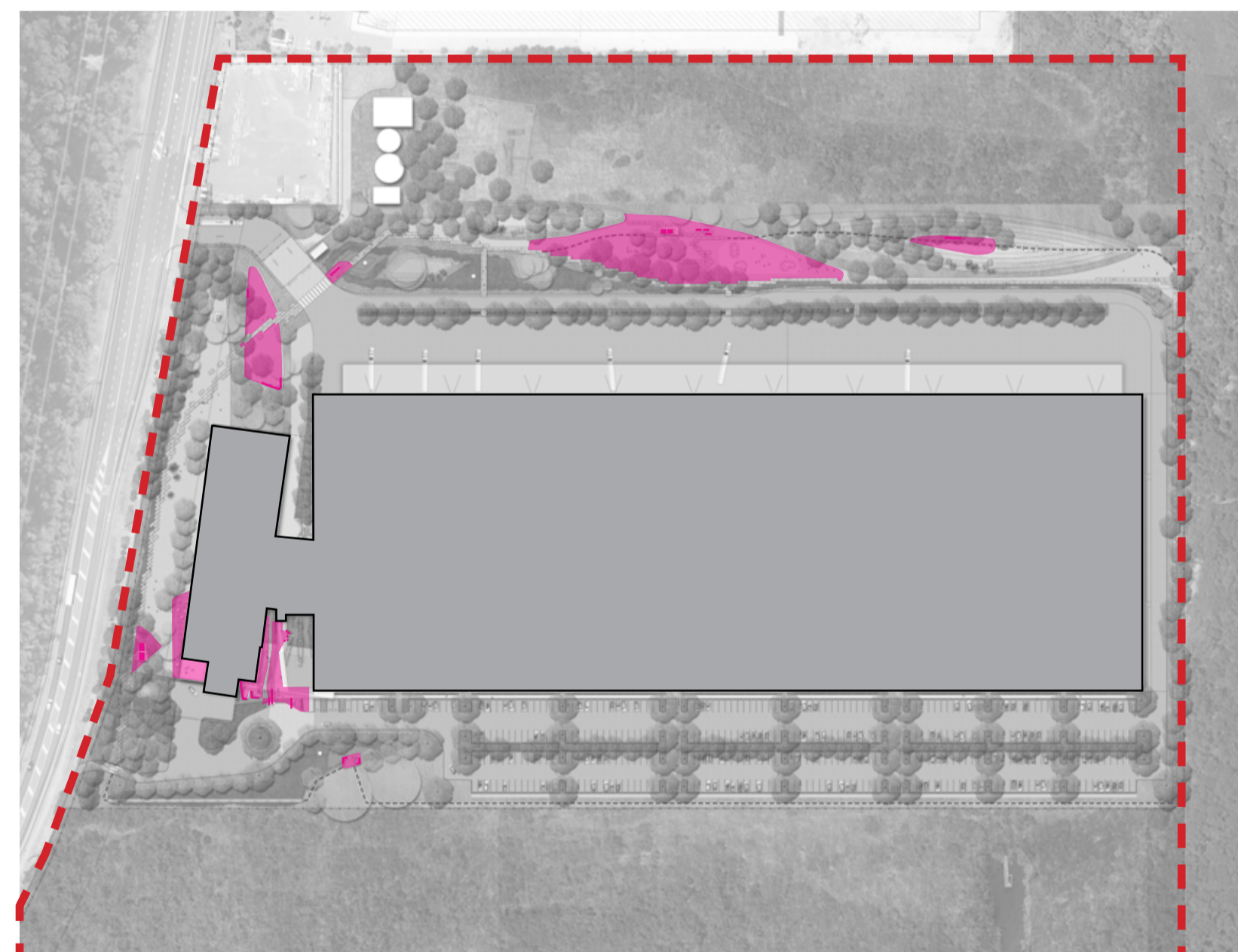
General



Open lawn areas provide informal spaces for active and passive recreation

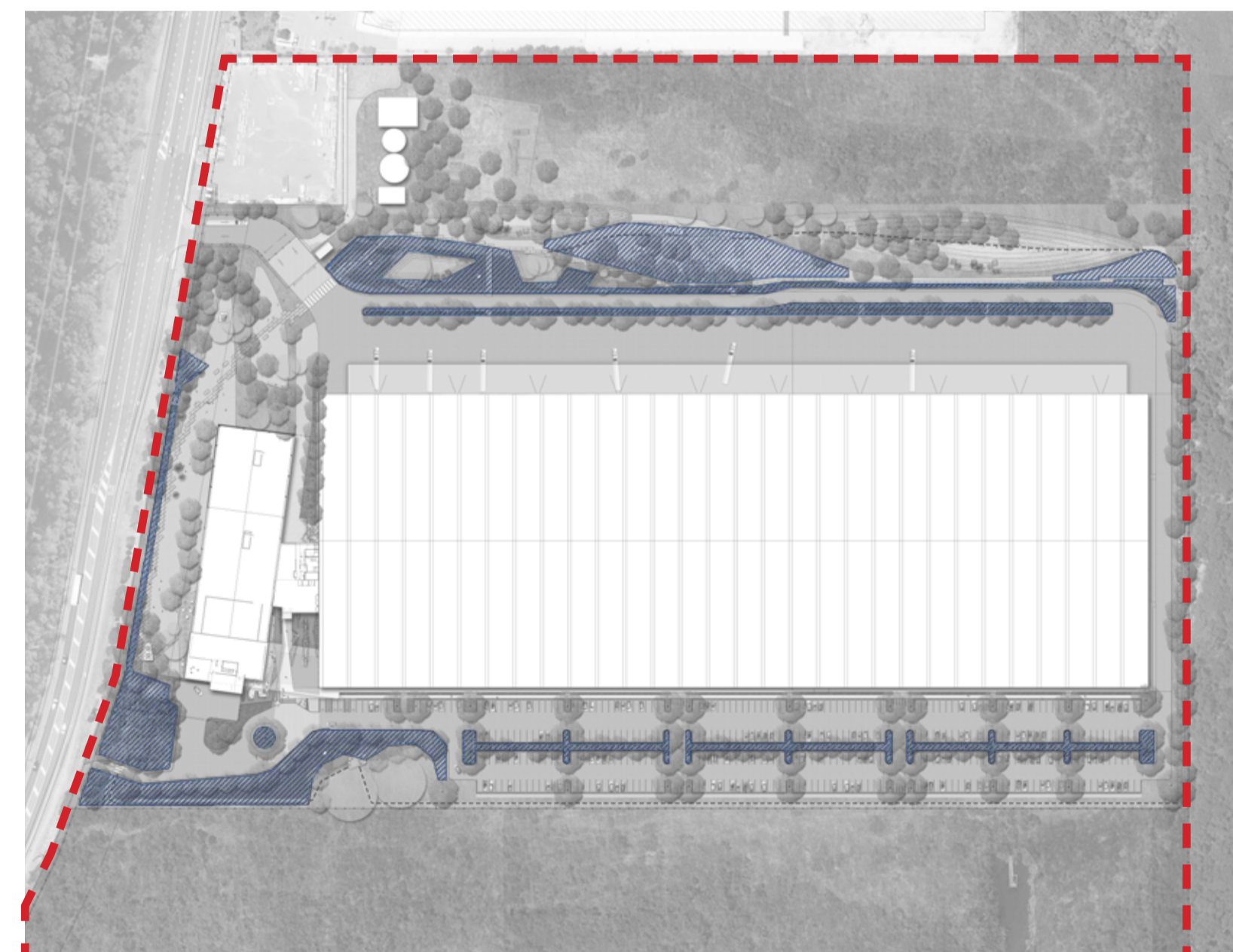
Planting areas enclose the site, link to surrounding sites, create seasonal interest and provide habitats for local fauna

Gathering Spaces



Breakout spaces for social gathering including seating areas, BBQ areas, cafe decks

Wetlands/Swales



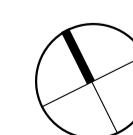
Possible on site stormwater detention area. Use native planting. For further detail refer TTW Civil Engineers drawing: Concept Siteworks Plan 171516-SKC02-P5

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DRAWING
DESIGN ELEMENTS

DRAWING No.	ISSUE	DRAWN	DATE
DA-1732-10	C	br	14.02.2018

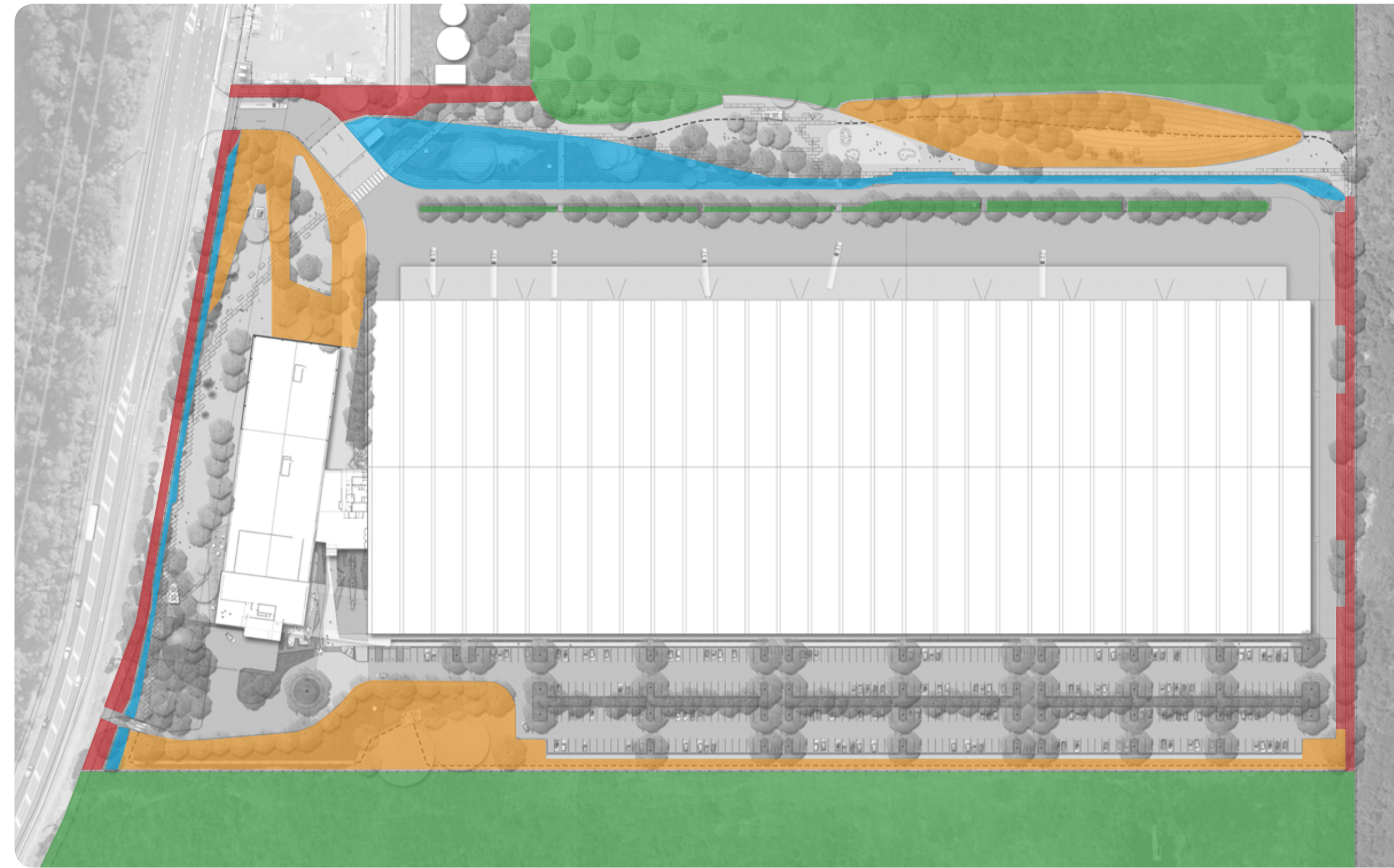


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NATIVE PLANTING ZONES

- WETLAND
- LOW GRASSES AND SHRUBS
- DENSE BUFFER PLANTING
- RE-VEGETATION

LOCATION PLAN



PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	Pot size	Spacing
WETLAND PLANTING			
<i>Banksia robur</i>	Swamp Banksia	25L	0.5/m2
<i>Baumea articulata</i>	Jointed Twig-rush	150mm	4/m2
<i>Bolboschoenus fluviatilis</i>	Marsh Club-rush	tube	4/m2
<i>Carex appressa</i>	Tall Sedge	75mm	4/m2
<i>Gahnia sieberiana</i>	Bluedale	150mm	1m/2
<i>Isolepis nodosa</i>	Knobby Club Rush	75mm	6/m2
<i>Juncus usitatus</i>	Common Rush	75mm	6/m2
<i>Phragmites australis</i>	Common Reed	tube	2/m2
<i>Lomandra longifolia</i>	Mat Rush Grass	75mm	6/m2
<i>Restio tetraphyllus</i>	Tassel Cord-rush	75mm	4/m2
SHRUBS			
<i>Leptospermum laevigatum</i>	Coastal Tea tree	25L	0.5m/2
<i>Kunzea ambigua</i>	Poverty Bush	5L	2/m2
<i>Doryanthes palmeri</i>	Giant Spear Lily	25L	A.S
GROUNDCOVERS			
<i>Dianella caerulea</i>	Blue Fax Lily	150mm	4/m2
<i>Dianella longifolia</i>	Blueberry Flax Lily	150mm	4/m2
<i>Dichelachne micrantha</i>	Shorthair Plumegrass	tube	4/m2
<i>Hardenbergia violacea</i>	Purple Coral Pea	150mm	4/m2
<i>Imperata cylindrica</i>	Blady Grass	tube	5/m2
<i>Microlaena stipoides</i>	Weeping Grass	tube	6/m2
<i>Themeda australis</i>	Kangaroo Grass	5L	4/m2

IMAGES



Bolboschoenus fluviatilis



Gahnia sieberiana



Dianella longifolia



Doryanthes palmeri



Carex appressa



Themeda australis



Anigozanthos 'Bush Gem'



Juncus usitatus



Kennedia prostrata



Banksia robur



Lomandra longifolia



Kunzea ambigua

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DRAWING
INDICATIVE PLANTING

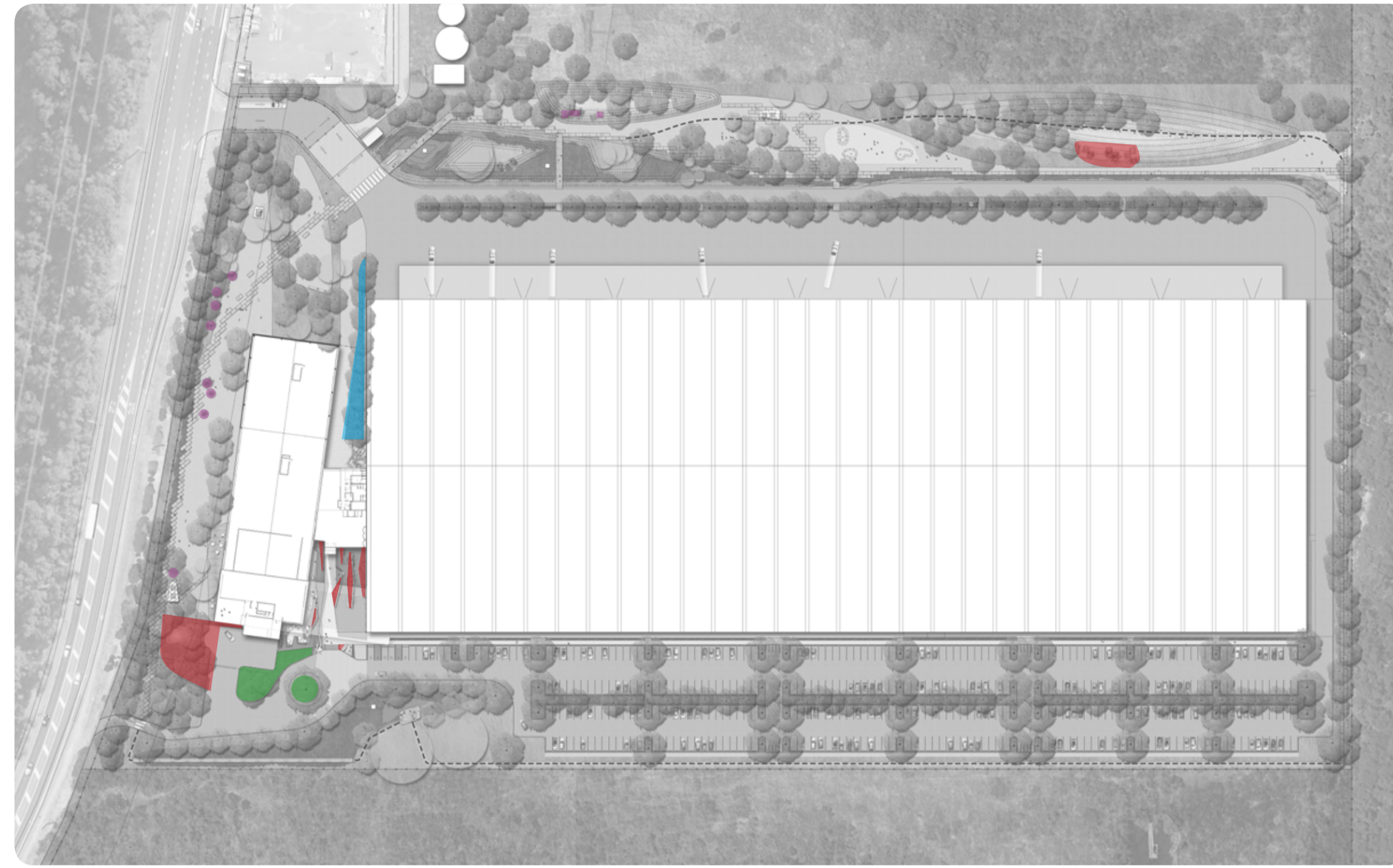
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FEATURE PLANTING ZONES

- ENTRY / EGRESS
- SCULPTURAL PLANTING
- COLOURFUL PLANTING
- LAYERED PLANTING

LOCATION PLAN



PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	Pot size	Spacing
SHRUBS			
Agave americana	Century Plant		
Agave americana 'Variegata'	Century Plant		
Callistemon Scarlet Flame'	Bottle Brush	25L	0.5/m2
Doryanthes excelsa	Gynea Lily	25L	0.5/m2
Grevillea juniperina 'Red'	Juniper-leaf Grevillea	5L	2/m2
Grevillea Royal Mantle	Royal Mantle	5L	2/m2
Heliotropium arborescens	Cherry Pie	150mm	4/m2
Banksia robur	Swamp Banksia	25L	0.5/m2
Russelia equisetiformis	Fire Cracker Plant		2/m2
Zamia furfuracea	Cardboard Plant	5L	2/m2
GROUNDCOVERS			
Anigozanthos 'Bush Gem'	Kangaroo Paw	5L	3/m2
Anigozanthos 'Ruby Velvet'	Kangaroo Paw	5L	3/m2
Casuarina glauca prostrate	Cousin It'	150mm	4/m2
Carpobrotus glaucescens	Pigface	150mm	4/m2
Dichondra repens	Silver Falls	75mm	6/m2
Gazania x hybrida	Gazania	150mm	4/m2
Grevillea 'Austraflora Fanfare'	Grevillea	5L	2/m2
Kennedia prostrata	Running Postman	5L	2/m2
Lavandula stoechas	Lavender	5L	2/m2
Lomandra 'Nyalla'	Lomandra	150mm	4/m2
Lomandra tanika	Lomandra	75mm	6/m2
Pennisetum alopecuroides 'Purple Lea'	Swamp Foxtail Grass	5L	3/m2
Russelia equisetiformis	Fountain Brush	25L	2/m2
Senecio mandraliscae	Blue Chalk Sticks	5L	4/m2
Sedum morganianum	Burro's Tail	5L	4/m2

IMAGES



Doryanthes excelsa



Grevillea 'Austraflora Fanfare'



Agave americana 'Variegata'



Carpobrotus glaucescens



Banksia robur



Russelia equisetiformis



Casuarina glauca 'Cousin It'



Gazania x hybrida



Zamia furfuracea



Agave americana



Senecio mandraliscae



Sedum morganianum

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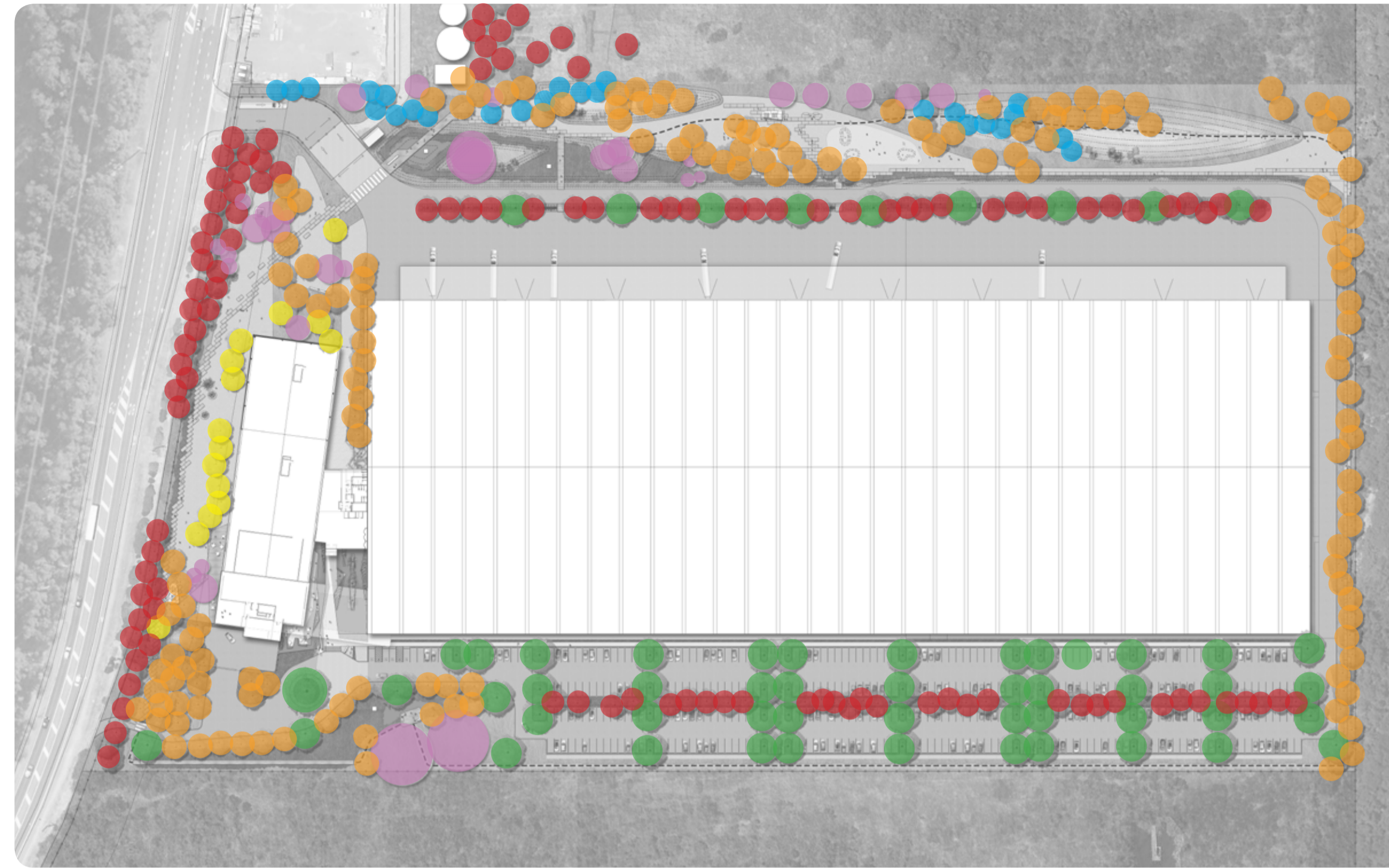
DRAWING
INDICATIVE PLANTING

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TREE PLANTING

- LARGE SHADE TREES
- DECIDUOUS TREES
- BUFFER TREE PLANTING
- FEATURE TREES
- PEDESTRIAN AREA SHADE TREES
- EXISTING TREES

LOCATION PLAN



PLANTING SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	Pot size
Af	Acacia floribunda	White Sally	100L
Ap	Acacia paramattensis	Parramatta Wattle	100L
Ac	Angophora costata	Sydney Red Gum	200L
As	Angophora subvelutina	Broad-leaved apple	200L
Bm	Backhousia myrtifolia	Grey Myrtle	100L
Bi	Banksia integrifolia	Coast Banksia	200L
Bs	Banksia serrata	Old Man Banksia	200L
Ba	Brachychiton acerifolius	Illawarra Flame Tree	400L
Cg	Casuarina glauca	Swamp Oak	200L
Ea	Eucalyptus amplifolia	Cabbage Gum	200L
Eb	Eucalyptus botryoides	Bangalay	200L
Er	Eucalyptus robusta	Swamp Mahogany	200L
Gt	Cupaniopsis anacardioides	Tuckeroo	200L
Jm	Jacaranda mimosifolia	Jacaranda	400L
Md	Melaluca decora	White Feather Myrtle	100L
Ml	Melaluca linariifolia	Narrow Leaved Paper Bark	100L
Ms	Melaluca styphelioides	Prickly Leaved Tea Tree	100L
Mq	Melaluca quinquenervia	Broad Leaved Paper Bark	100L
Px	Platnus x hybrida	London Plane Tree	200L
Pt	Plumeria tricolour	Frangipani	100L
Pc	Pyrus calleryana	Ornamental Pear	200L
Ss	Sapium sebiferum	Chinese Tallow	200L

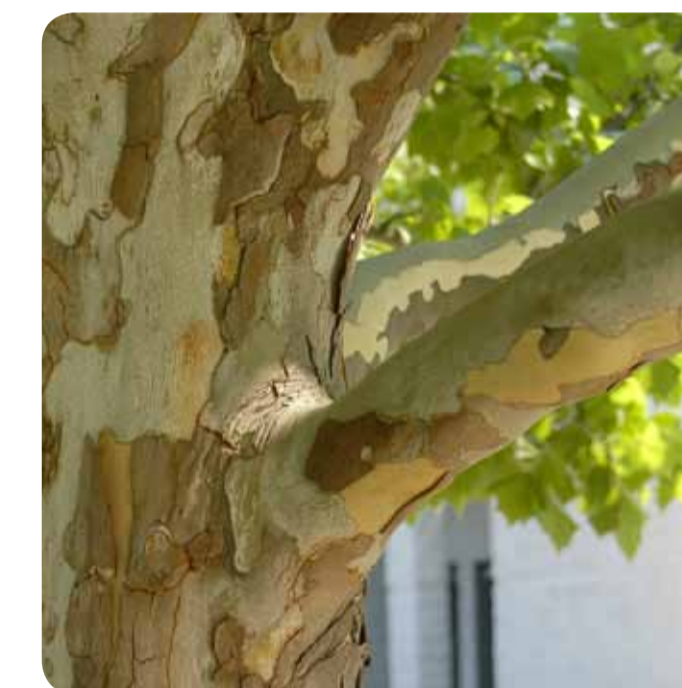
PLANTING SCHEDULE



Brachychiton acerifolius



Acacia floribunda



Platnus x hybrida



Angophora subvelutina



Plumeria tricolour



Casuarina glauca



Cupaniopsis anacardioides



Pyrus calleryana



Jacaranda mimosifolia



Sapium sebiferum



Melaleuca decora



Melaleuca quinquenervia

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MATERIALS / SPACES



Informal paths along carpark



Sculptural elements



Interactive wetland



Gabion wall seating



Mounds



Swales



Recycled concrete slabs for informal paths



Signage

LANDSCAPE CHARACTER



Grove of native trees



Pedestrian spaces



Outdoor cafe area



Interaction with wetlands and swales

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STORMWATER DETENTION



 Possible on site stormwater detention area. Use native planting. For further detail refer TTW Civil Engineers drawing: Concept Siteworks Plan 171516-SKC02-P5


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STORMWATER DETENTION

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