mcgregor+partners

# 33 CROSS STREET DOUBLE BAY

LANDSCAPE ARCHITECTURE DEVELOPMENT APPLICATION REPORT
DOC001
PREPARED FOR ASHINGTON

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**mcgregor+***partners*
landscape architecture | urban design

PO Box 1083
Manly NSW 1655
AUSTRALIA
p 61 2 9977 3853
f 61 2 9976 5501

sydney@mcgregorpartners.com.au
www.mcgregorpartners.com.au

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## backgound

This Landscape Architecture Development Application (DA) report for the 33 Cross Street Project has been prepared by mcgregor+partners on behalf of Ashington. The report covers the proposed Landscape Architectural works for the redevelopment of the site at 33 Cross Street, Double Bay. The site and its context are shown below.

The proposed development occupies the site of the existing Stamford Hotel, formerly known as the Ritz-Carlton. The existing above ground structure is proposed for demolition. The new development will see the construction of a mixed use building consisting of a hotel, residential, cafes, restaurants and retail. It will also provide public access open space, a private entertainment area and pool, private courtyards, green roof gardens and vertical gardens.

## drawings

This report should be read in conjunction with the following Landscape Architectural drawings included with this Development Application:

— SK01 Cover
— SK02 revD Ground Floor Level [1:200]
— SK03 revC Pool Level 04 [1:200]
— SK04 revC Level 5/14 [1:200]

## site context

The project site is located at 33 Cross Street in Double Bay. The site is immediately surrounded by a mix of high quality commercial, retail and medium density residential property. It is in close proximity to the Double Bay Ferry Wharf and Sydney Harbour, Double Bay Public School, Steyne Park and Foster Park. The wider context is typically comprised of low density residential housing and apartment blocks.

New South Head Road provides major access to the site, including key bus routes. Cross Street itself is listed as a 'beach and harbour link' walking route.

## topography and drainage

The site falls within the Jamberoo Creek stormwater catchment area. The site is relatively flat and the ground plane is located over an existing basement carpark structure, which is proposed for retention. The proposed ground floor drainage is consistent with the current configuration. The highest finished ground level of the proposed development site is approximately FL 4.020 in the north-east corner. The site falls to the south and is around FL 3.250 on the southern boundary. Please refer to the Development Application Report by Lincolne Scott for further details on drainage.

## flora

The site is located within the Double Bay Town Centre which has a leafy, urban village streetscape character. The site contains no existing trees within the site boundary. Two significant Ficus street trees are located beyond the southern boundary. Two existing palms (trees 01 & 02) beyond the northern boundary are proposed to be removed and replaced with six (6) *Tristaniopsis laurina* as deep soil planting (refer to SK02). A further existing tree (Tree 03) is to be retained just beyond the site boundary on the north-east of the site. All existing and proposed trees are mapped on the plans SK02, SK03 & SK04.

## access

Existing vehicular access to the hotel lobby on the southern boundary of the site is proposed for removal, to be replaced with publicly accessible paving in the Woollahra Council 'Double Bay pattern'. Vehicular access to the basement from the existing Cross Street entry outside the Georges Centre is to be retained and unaltered in the proposed development.

Current pedestrian access through and around the site is confusing with illegible corridors resulting in vacant retail and a lack of clear and direct through site links.

## heritage

The residential area to the north-east of the site adjoining Transvaal Avenue is listed as a Heritage Conservation area under the Local Environment Plan (LEP). The various hotels located on the site previously contain a chequered history. The intention is to explore and express this history in the sculptural sound and light installations (rings) proposed for the Piazza (SK02). This will be explored in more detail in subsequent stages if successful.

The design philosophy for the landscape architecture of the project encompasses expression of the existing and proposed cultural heritage of the site and its context. The refined nature of the area and the proposed development is to be reflected in the landscape architecture.

The experience of the landscape has been carefully considered to support a diversity of spaces that provide a range of amenity. The union of inside and outside, landscape and architecture has been carefully considered and integrated throughout the development.

The Landscape Architectural approach can be summarised into the following key points:

— Satisfy all statutory requirements.
— Add more trees and vegetation to the site than currently exists.
— Retain visible presence and public interaction with the site through creation of a central retail precinct visible to Cross Street and linking with pedestrian access routes.
— Increase social interaction and amenity for pedestrians and local residents.
— Pedestrian networks to encourage the use of spaces intended for public access.
— Provide maximum connections between the internal spaces and the communal open spaces.
— Provide an improved street interface
— Provide improved pedestrian safety and amenity to the street.
— Use planting to control shade and light.
— Establish green roofs to reduce the urban heat island effect and reduce the visual mass of the built form.
— Establish green roofs to help re-link the site with its original ecological community through indigenous planting.
— Link internal and external spaces through creation of 'outdoor rooms'.
— Use planting to control privacy with adjoining residences.
— Utilise planting to control thermal access and improve thermal performance of buildings.
— Increase the area of deep soil planting.
— Provide spaces that satisfy both the users, residents and the local community.
— Use of high quality, robust materials and finishes with minimised embodied energy.
— Use of roof tank water for irrigation, water features and pool top-up.
— Preference for Australian materials, eg stone pavements and features.
— Use of indigenous, native and water hardy plant species

## streetscape

The development will retain the existing street trees. The footpath and the pavement entry points to the central piazza space will be upgraded in the 'Double Bay pattern' (SK02). Street and pedestrian amenity and safety will be further improved through the removal of the existing vehicular entry to the site. The legibility of the streetscape and sight lines will be improved over the previous land use. Pedestrian access through and around the site will be retained and enhanced. A direct and legible pedestrian link will be created from Cross Street to the laneway connection to William Street.

## Piazza public open space

The development contains a central Piazza retail space designed to encourage public use and activation. It is envisioned that retail shops, cafes and restaurants will occupy this space. A generous open central area seeks to allow maximum solar access to the space. It is envisioned that restaurant and cafe tables will be strategically located not to inhibit pedestrian access and site lines (SK02). The careful positioning of a native, deciduous Melia azederach provides ideal conditions year-round through metering sun and shade. High quality stone is used throughout this area in the pavement and the sculptural stone planters and water features, which also act as seating elements. The history of the site will be expressed through the sculptural sound and light installations (rings) proposed in the piazza. The intention of the lighting is to project strategic light onto the ground plane, which also increases viability and safety of the space after dark.

## vertical garden

The western site boundary incorporates a vertical garden in the light well space between the proposed building and the existing neighbouring properties. Climbing plants will grow onto a conical lightweight wire system providing amenity and privacy (SK02).

## roof gardens

The proposed development contains several green roof areas, detailed in SK03 & SK04. These areas propose to reinstate native and local flora including trees, shrubs, groundcovers, climbers etc once indigenous to the area before European settlement. A greenwall is also proposed on the central roof garden on level five (SK04).

These roof and vertical gardens provide a range of benefits, including increased privacy between residents and neighbours, reduced urban heat effect, improved thermal performance to spaces under the gardens, and reduction of the appearance of built form. These roofs will be constructed with lightweight soils and appropri-

ate waterproofing and drainage systems, with 300mm lightweight soil depth provided for shrub and grass planting and 800mm for trees.

## pool deck

The proposed wet-edge pool (SK03) offers a spectacular experience to residents and hotel guests. Surrounded by planting, the wet-edge pool is seamlessly integrated in the green-roof space. Positioned as an island, the pool is accessed via a bridge, through a glazed balustrade acting as a pool fence. The island deck floats over the pool water and two mature Cupaniopsis anacardiodies create a canopy that provides shade and amenity.

## materials palette

The project uses a refined, high quality, minimised materials palette. The landscape architecture compliments this with a minimised palette of high quality materials These include granite and bluestone, crushed sandstone (gravel), terracotta (cladding), steel edges to planting areas and water features. The planting reflects the materials approach using carefully selected species to compliment and contrast the character of the materials. Simple natural materials have been selected to fit harmoniously with the existing site character and proposed architecture.

## master plant list

The master plant list is derived of native and locally endemic plant species to enhance biodiversity. Appropriate species will be chosen from this list according to final site conditions, availability and detailed design considerations.

## plant list

*Trees*

Acmena smithii
Brachychiton acerifolia
Livistonia australis
Melia azederach
Tristaniopsis laurina

*shrubs*

Acacia floribunda
Banksia serrata
Cupaniopsis anacardiodies
Dodonaea triquetra
Leptospermum laevigatum
Melaleuca armillaris
Ozothamnus diosmifolius

*small shrubs*

Acacia myrtifolia
Bauera rubioides
Correa alba
Callistemon citrinus
Eriostemon australasius
Grevillea spinosa
Kunzea capitata
Melaleuca nodosa
Pimelea linifolia
Westringia fructicosa

*groundcovers/ grasses/ ferns*

Adiantum aethiopicum
Actonius helianthi
Anigozanthos spec.
Carpobrotus glaucescens
Dianella caerula
Dianella congesta
Hibbertia obtusifolia
Isolepsis nodosa
Kennedia rubicunda
Lomandra longifolia
Oplismenus aemulus
Persoonia chamaepitys
Pratia purpurascens
Themeda triandra
Viola hederacea

*climbers*

Cissus antarctica
Hardenbergia comptoniana
Pandorea pandora