Design Report

for

New Restaurant and Kiosk Development and Associated Landscaping

179 Russell Avenue, Dolls Point NSW 2219

Revision	Date	Author
A	18/07/23	Sam Crawford Architects
B	15/12/23	Sam Crawford Architects

Prepared for:

Bayside Council

Prepared by:

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The site that this project is located on is Kamey Country, and we acknowledge the Gadigal / Bidjigal people of the Eora Nation - the traditional owners of this land.

Part 1: The Brief

1.1 Existing Site

Peter Depena Reserve (henceforth titled the Reserve) is located within Dolls Point, a small suburb in southern Sydney. The existing site is described as Lot 67-70 on DP 2237, 179 Russell Avenue, Dolls Point NSW 2219. The suburb consists of a combination of low rise apartments (three to four storeys), and one to two storey detached residential dwellings. The Reserve is a popular park for local families and the wider community. It is bordered by Russell Avenue and Carruthers Drive to its north, Waradiel Creek to its west, and Dolls Point Beach along its south east. There are two public carparks along the north of the Reserve. The site is located on Kamey Country and is traditionally owned by the Gadigal/Bidjigal people of the Eora Nation.

1.2 Existing Building

The existing building, called Le Beach Hut, is a single storey building of approximately 825 square metres in footprint, built around the 1950s. The building comprises of a restaurant and separate kiosk. The building is owned by Bayside Council. Due to the building's aging condition, Council has decided to demolish it and build a new restaurant and kiosk building. Bayside Council has engaged Sam Crawford Architects (SCA) for the design of this new building.

1.3 Brief

The brief is for a new contemporary restaurant building, including separate kiosk, public toilets, and associated landscaping. The restaurant is to include full commercial kitchen, cold and dry store, bin room, and restaurant toilets. The building is to take advantage of the scenic views to Dolls Point Beach and the Reserve, as well as its proximity to the adjacent playground to its west. The building is to be a benchmark in sustainability, be robust, and relate to the site. As part of a separate project, Council is also undertaking upgrades to the carparks north east and north west of the building, and improving the traffic junction at the junction of Russell Avenue, Malua Street, and Carruthers Drive.

1.4 Purpose of Design Report

The existing building is currently operating under Existing Use Rights. Under the current Environmental Protection and Assessment Regulation 2021 clause 163, a new commercial premises is not permitted if it is replacing an existing commercial premise which is operating under Existing Use Rights. This Design Report supports a Planning Proposal prepared by Bayside Council to meet the objectives under clause 163, as well as the objectives set under Section 9.1 Direction: Heritage Conservation, from the NSW Minister for Planning.

Figure 1.a: Aerial map of site

Part 2: Site Analysis

2.1 Cook Park Plan of Management and Masterplan

The Reserve falls under the Cook Park Plan of Management and Masterplan (henceforth titled as the Masterplan). The Masterplan points to the Reserve and the surrounding areas as having environmental and heritage significance. It notes that Cook Park contains (refer Masterplan page 18):

- *Ecologically significant sand dunes and dune vegetation along the foreshore north of Brighton.*
- *Culturally significant plantings such as pines in Pine Park, Coral Trees and Norfolk Island Pines at Dolls Point and Norfolk Island Pines along The Grand Parade.*
- *Swathes of open grassland with scattered trees providing recreation facilities and habitat for birds.*
- *Key heritage sites and features including cannons at Brighton and Sandringham.*

The Masterplan points to Cook Park as having significant regional and state importance, based on evidence of pre-European Aboriginal use. It recommends that any changes or development in the Park should not negatively impact on the natural environment of both land and water and provide opportunities for interpretation of the Park's natural and cultural heritage.

The Masterplan also directly provides recommendations for both the Reserve and the existing building, Le Beach Hut. It recommends ensuring that clear access is maintained through or around leased premises, ensuring facilities provided are available for use to the public, and ensuring any renovations keep the premises at an appropriate standard with respect to scale, bulk, height and floor space.

2.2 Existing Structures on Site

The existing Reserve is open in nature, with mature Norfolk Island Pines (amongst other species) along the foreshore and also within the park. There are various structures within the Reserve; an amenities building built around 2018, various shade structures and picnic sheds, a newly upgraded playground, Georges River Sailing Club to the south of the Reserve, and the existing restaurant building. Scotts College (Primrose House) is located north east of Le Beach Hut.

Across from Russell Avenue, the predominant building type are three storey walk up brick residential apartments (figure 2c).

Figure 2a: Norfolk Island Pines at the Reserve

Figure 2b: Playground shade sails in the Reserve

Figure 2c: Typical residential three storey brick walk up apartment buildings north of the Reserve

Part 2: Site Analysis (continued)

2.3 Prevailing Winds

The site is primarily affected by southerly and easterly winds, coming from the water. On site discussions with the operator of Le Beach Hut revealed that due to these strong prevailing winds, outdoor seating was limited to a north facing courtyard north of the building (with plastic drop down blinds being used on its east). Views to the water and Reserve are restricted from this courtyard location.

2.4 Orientation

The existing building has a predominately north frontage, addressing Russell Avenue. The building does not have any pedestrian access points in its east, west and south elevations.

2.5 Vehicular and Pedestrian links

The primary pedestrian access to the building is from the north. There is a convoluted traffic interchange north of the building where pedestrian access intermingles with vehicular traffic. The confluence of these two elements obscures the entry to the building (figure 2f). There are existing footpaths surrounding the building in the Reserve (figure 2e) that does not connect to the building.

2.6 Existing Building

The existing building's floor level is at RL 2.320. It has various roof forms, including a small gable roof which has a ridge of RL 7.510. Projecting towards the street is a gable roof canopy which has a ridge of RL 6.120. The rest of the form is a low pitch gable with a ridge of RL 6.500 and a gutter line of approximately RL 6.000. As the land rises to its south, and combined with the low ceilings of the building, views from the restaurant to the water and Reserve are compromised and obstructed (figure 2g).

2.7 Flooding

The site is flood affected. A flood report by Council recommended the new building RL to be set at RL 3.00, approximately 700mm above the existing building floor level.

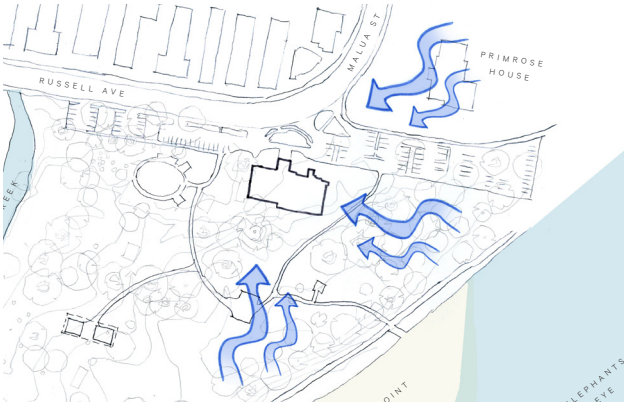

Figure 2d: Prevailing winds

Figure 2e: Existing pedestrian & vehicular networks

Figure 2f: Existing building viewed from Russell Avenue

Figure 2g: View south from inside existing building.

Part 3: Concept Design

3.1 Concept Design

Using our site analysis and Masterplan as a basis for the concept design process, SCA developed schemes to meet the functional brief of a high end restaurant and that would also respond to the heritage and environmental character of the Reserve.

Key to the resolution of the above is a floor plan that centred around a "U" shaped building, allowing for a north facing internal courtyard that is protected from the southern and eastern winds. The schemes ensured deep penetration of winter sun to the open air courtyard and internal dining spaces. Patrons in the courtyard would be able to enjoy views to the water and Reserve through the predominately glazed restaurant, maximising the connection between all parts of the building and its site. Various locations of the kitchen and amenities were tested to optimise their functional relationships within the building and their connection to the site (figure 3a). The chosen concept design that underwent further design development (figure 3b) was circular in shape, with an opening at the north facing the street.

The proposed building's north frontage is set 3m further south when compared to the existing building's north frontage. This allows for an increased buffer between Russell Avenue and the restaurant, ensuring that the building's main entry can be understood more clearly from the road. The new building is also sited to ensure that the mature fig tree, west of the existing building, would not be adversely impacted. The siting and shape of the building also ensured that unrestricted pedestrian access would be maintained around the building between the public road to the Reserve.

In considering the building form and its relationship to the site, an examination into the structure of the Norfolk Island Pines was undertaken. The Pines, identified as significant in the Masterplan from both a heritage and ecological point of view, has a consistent horizontal datum in its under canopy. The distinct conical shape of the tree's crown created "V" shaped pockets of sky (figure 3d). The development of the building form drew inspiration from the horizontal datum and the negative space created by the Norfolk Pines.

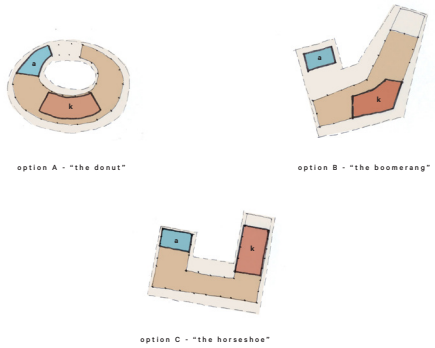

Figure 3a: Concept schemes revolving around a protected indoor courtyard

Figure 3b: Prevailing winds diagram on preferred concept

Figure 3c: Concept section of preferred concept

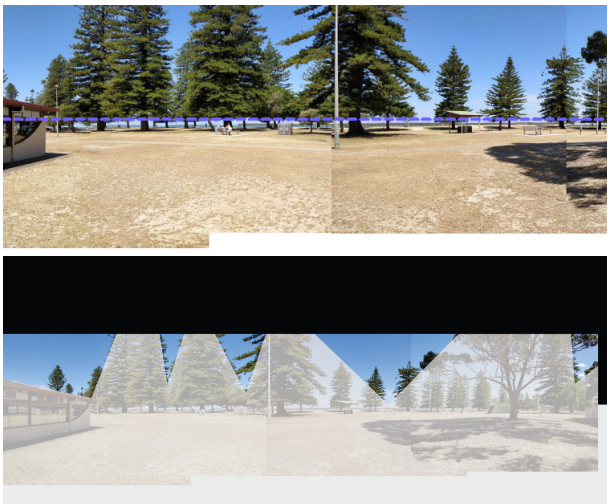

Figure 3d: Diagrams showing the horizontal datum of the Norfolk Pine under canopy, and the negative spaces of the sky its canopy creates.

Part 4: Design Development

4.1 Building Form

The three dimensional building form takes cues from the site and reflects a desire to ensure the building is subservient to the Reserve and its heritage and ecological significance. A low verandah wrap up around roof creates a horizontal datum for the building, preserving its single storey appearance and also reflecting the horizontal datum set by the Norfolk Island Pine's under canopy. A series of triangular taller pop up elements puncture the roof in the dining space, referencing the triangular negative spaces created by the Pine's iconic shape (figure 4a). The pop up roof incorporates high level windows, allowing for views to the trees and sky from the restaurant and penetration of sunlight. Internally, the pop up elements creates dynamic ceiling lines (figure 4d).

The building floor plan was changed from a circular form to a rectilinear form following from Council's feedback, to maximise flexibility for the future tenant.

The dining space is located in the eastern wing of the building, with storage, amenities, and kiosk in the western wing. The commercial kitchen occupies the southern portion of the building. A protected courtyard is located within the "U" of the building, with gates providing after hours security to the courtyard. A large covered verandah wraps around the building along the east, west and southern elevations, providing ample opportunity for outdoor seating in good weather. The verandah roof provides a 3m overhang to the dining space glazing, protecting the patrons from solar heat gain. The wrap up verandah softens the building edge, creating a gentle transition between the external walls and the Reserve.

The courtyard is kept unroofed to allow for penetration of winter sun into the space as well as the dining area. The walls of the dining space are largely glazed, with both operable and fixed double glazed windows.

4.2 Floor area

The gross floor area of the building (measured from inside face of external walls) is 300 sq.m. The roofed area of the proposed building is 615 sq.m. The existing building has a roofed area of envelope of approximately 930 sq.m.

Figure 4a: 3D perspective from north.

Figure 4b: Sections of proposed building.

Figure 4c: Aerial perspective of proposed building.

Figure 4d: Interior of restaurant.

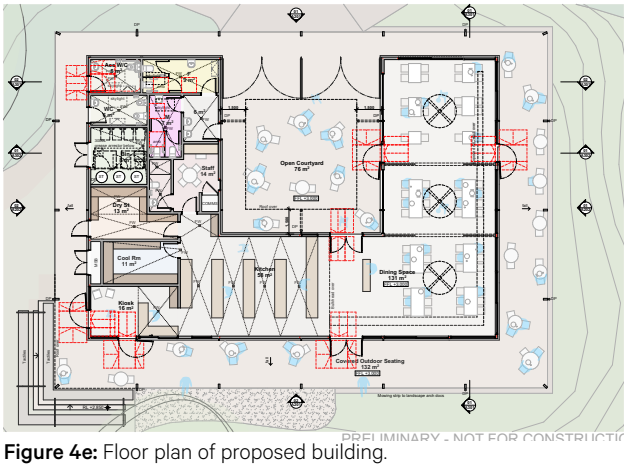

Figure 4e: Floor plan of proposed building.

Part 4: Design Development (continued)

4.3 Height

Though the building had to be raised approximately 700mm above the floor level of the existing building to address the issue of flooding, the building form was designed to ensure it could be still understood as a single storey building.

The maximum height of the new building (the ridge of the pop up roof elements) is RL 8.935. The top of gutter of the wrap up lower vendarah is approximately 2.3m lower, at RL 6.590. Despite the new building's maximum height being approximately 1.4m higher than the existing building's maximum height, the building area is significantly smaller compared to the existing (approximately 34% reduction). Further, the pop up roof elements only occur sporadically in the development, and the consistent roof element is the lower verandah roof. Hence overall, the building visual mass of the proposed development is comparable to the existing building, if not more recessive.

4.4 Set backs

The proposed building occupies roughly the same location as the existing building, but set further back from Russell Avenue. It is set back from the west site boundary by 125m (existing west set back 117m), from the south boundary by 24m (existing south set back 21m, from the east site boundary by 22m (existing east set back 17m), and north site boundary 12m (existing north set back 9m), 22m (existing east set back 17m), and north site boundary 12m (existing north set back 9m).

4.5 Materiality

As the building is located in both a public Reserve and in a marine environment, finishes have been chosen for their durability, sustainability, ease of maintenance, and to reflect the natural setting of the Reserve. External walls are clad in a charred vertical timber cladding, creating a recessive appearance to reduce the mass of the building. Roof sheeting is in Colorbond Ultra to withstand the marine environment. A board formed concrete veneer is proposed to the lower portion of the wall and a pre-finished fibre cement product (Barestone) is proposed for the upper portion of the wall. The difference in wall cladding material creates horizontal datums that helps further break down the scale of the building. The Barestone and board formed concrete, though not natural materials, have textural qualities that reflect materials found in nature. External columns

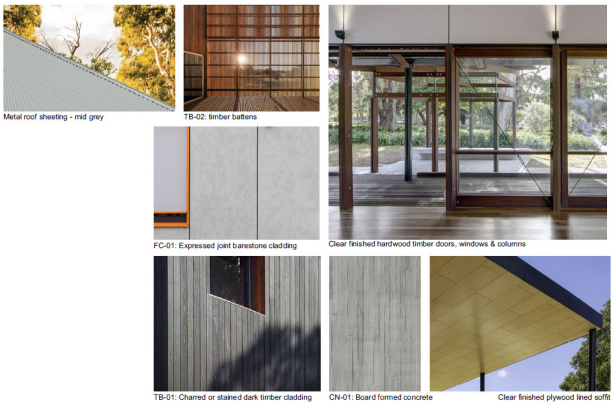

Figure 4f: Proposed external material and finishes

Figure 4g: Proposed material and finishes, viewed from inside courtyard.

are in clear finished hardwood, and the verandah soffit in marine grade plywood. External windows and door frames are clear finished recycled hardwood. Solid doors are painted solid core doors with metal frames. External wall materials and external columns will be finished in an anti-graffiti sealer.

4.6 Sustainability

Council's brief for this building was for it to be a bench mark in sustainability. The building is designed to maximise passive cooling, thermal performance, and energy efficiency through the use of the following; low carbon concrete specification, ceiling fans in the dining space, solar panels on the roof, simple construction techniques minimising use of steel, generous shading devices for all glazing, heat pump for cooling and heating, energy and water efficient fixture and fittings, and rainwater collecting and re-use.

Part 5: Landscape Design

5.1 Landscape Design

The landscape design recognises that the new development and associated landscape is a key landmark and activator for the Reserve and the surrounding neighbourhoods. The proposed landscape will be a continuation of the high quality landscape that was recently completed as part of the Reserve playground upgrade. The landscape design embodies four key principles:

Shelter and Comfort: Significant prevailing winds and windblown sand can be mitigated with strategic planting, which can contribute to spatial definition around the cafe and provide seasonal interest using native planting palettes that reflect existing planting in the Reserve.

Connection: The Reserve is a popular park with valued amenity offerings. The landscaping around the new development provides an opportunity for enhanced integration with the various amenities on site.

Resilience: Capturing, filtering and slowing on-site stormwater from the building and surrounding hardstand provides opportunities for resilient habitat creation and water sensitive urban design.

Space Making: Articulation in the landscape creates attractive and multifunctional spaces for people

5.2 Hardscape Works and Path Connections

The building is perceived in the round, hence it is important to ensure that the building can be equally accessed from existing primary pedestrian access points. Ensuring the objectives of Masterplan are met, new accessible pathways connect the building's north, east, and west elevations to the east and west carparks and to the western pedestrian path adjacent to the playground. In the eastern carpark, as part of the development, two new compliant accessible car spaces are being proposed.

To the south, to maintain the open nature of the Reserve and minimise the introduction of new impervious surfaces, a path was not proposed. The landscape design surrounding the building is also free of any physical barriers such as fencing, ensuring that pedestrian movement is not restricted around the building.

Figure 5a: Landscape design site analysis

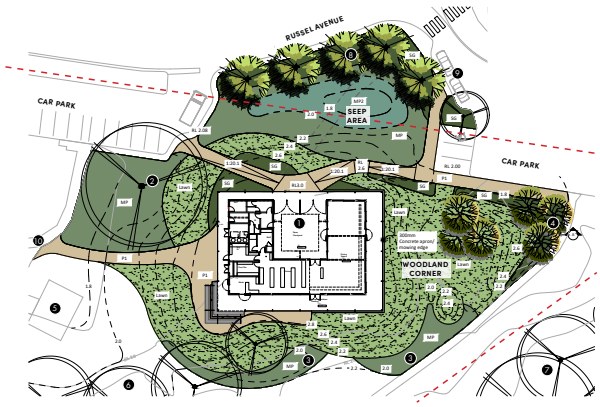

Figure 5b: Proposed landscape design

Part 5: Landscape Design (continued)

5.3 Softscape Works

The aim of the new soft planting is to strike an appropriate balance between providing a gentle buffer between the Reserve and the new restaurant, and to ensure that the open nature of the park is maintained. A lawn batter with a gentle gradient is proposed around the perimeter of the building to meet the new building floor level. The lawn batter allows for informal seating areas for patrons to spill out from the restaurant and take in the scenic quality of the Reserve. The lawn batter is separated from the Reserve with areas of mass planting, sculpted to form shapes that are curvilinear and reflect the natural geometries of the park.

To the north, a planted area is proposed along with new trees. The trees and planting form an acoustic buffer between Russell Avenue and the restaurant, and the ground will be sculpted to form a natural drainage basin as part of the landscape design's resilience and water urban sensitive design strategy.

Selected species will reflect the Reserve's existing planting stock. A mix of low height flaxes, rushes, sedges, shrubs, grasses, and ground covers will preserve the Reserve's natural setting and ensure the development is consistent with the existing scenic quality of the Reserve.

A small grove of proposed trees, east of the building, creates a "Woodland Corner" an area for informal seating and enjoyment under a shaded canopy.

Figure 5c: Photos of adjacent landscape in the Reserve

Figure 5d: Proposed species mix of new planting

Part 6: Services

6.1 Rainwater and stormwater management

In compliance with Bayside Council's DCP, an On-site Detention system (OSD) is proposed. The OSD tank strategy ties into the development's landscape design resilience strategy. The drainage basin at the north of the project is designed to capture the overflow from the OSD tank, further slowing down the release of stormwater capture into the existing water table. All rainwater and surface run off (captured by downpipes, various pits and grates) will first be directed into the OSD tank. If the tank overflows, the overflow is directed into the drainage basin, which allows the overflow water to slowly disperse into the water table.

Further to this, and underground rainwater collection tank is proposed. The rainwater tank will re-use water for toilet flushing and irrigation.

6.2 Acoustic Measures

Consideration was made as to where to locate the outdoor units for the air conditioning system and the heat pump. To minimise the acoustic impacts to the Reserve at ground level, an open air plant platform was incorporated into the design (figure 6b). The platform is located over the Bin room and recessed into the roof space to minimise the equipment's visual mass when viewed from the street, as well as the residential dwellings across from Russell avenue.

Patron limits will be set for the internal open air courtyard (both daytime and night time hours) to ensure that the development does not cause adverse acoustic impacts to the Reserve and adjacent dwellings.

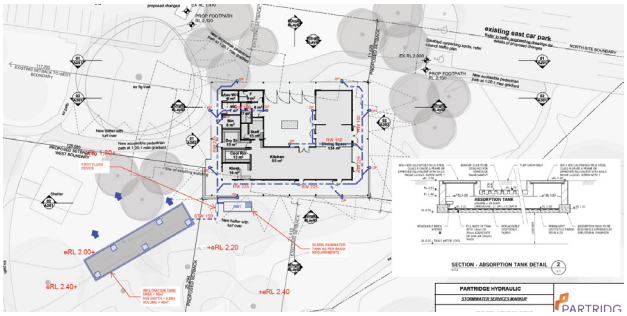

Figure 6a: Civil engineering drawing showing underground rainwater tank and OSD tank

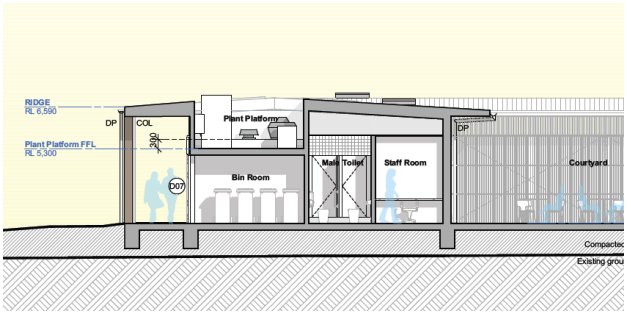

Figure 6b: Architectural section showing recessed open air plant platform at roof levelw planting

Part 7: Conclusion

The new restaurant and kiosk, and associated landscape design, at the Peter Depena Reserve seeks to create a sensitive built form that respects the significant heritage, ecological, and environmental nature of the Reserve and its surrounds.

The building does not detract from the scenic qualities of the park, but rather, takes cues from it, enhancing the connection between the built form and the site.

The form, mass and materiality of the building and its associated landscape design, are all designed to ensure that the building reads as a single storey building, recessive to the Reserve. The proposed landscape design ensures that the building has high connectivity to existing pedestrian networks, and the planting scheme is reflective of the Reserve's planting palette.

The design complies with the objectives set out in the Masterplan as well as the Ministerial Direction 9 Heritage Conservation 3.2.

We trust that this proposal will be viewed favourably.