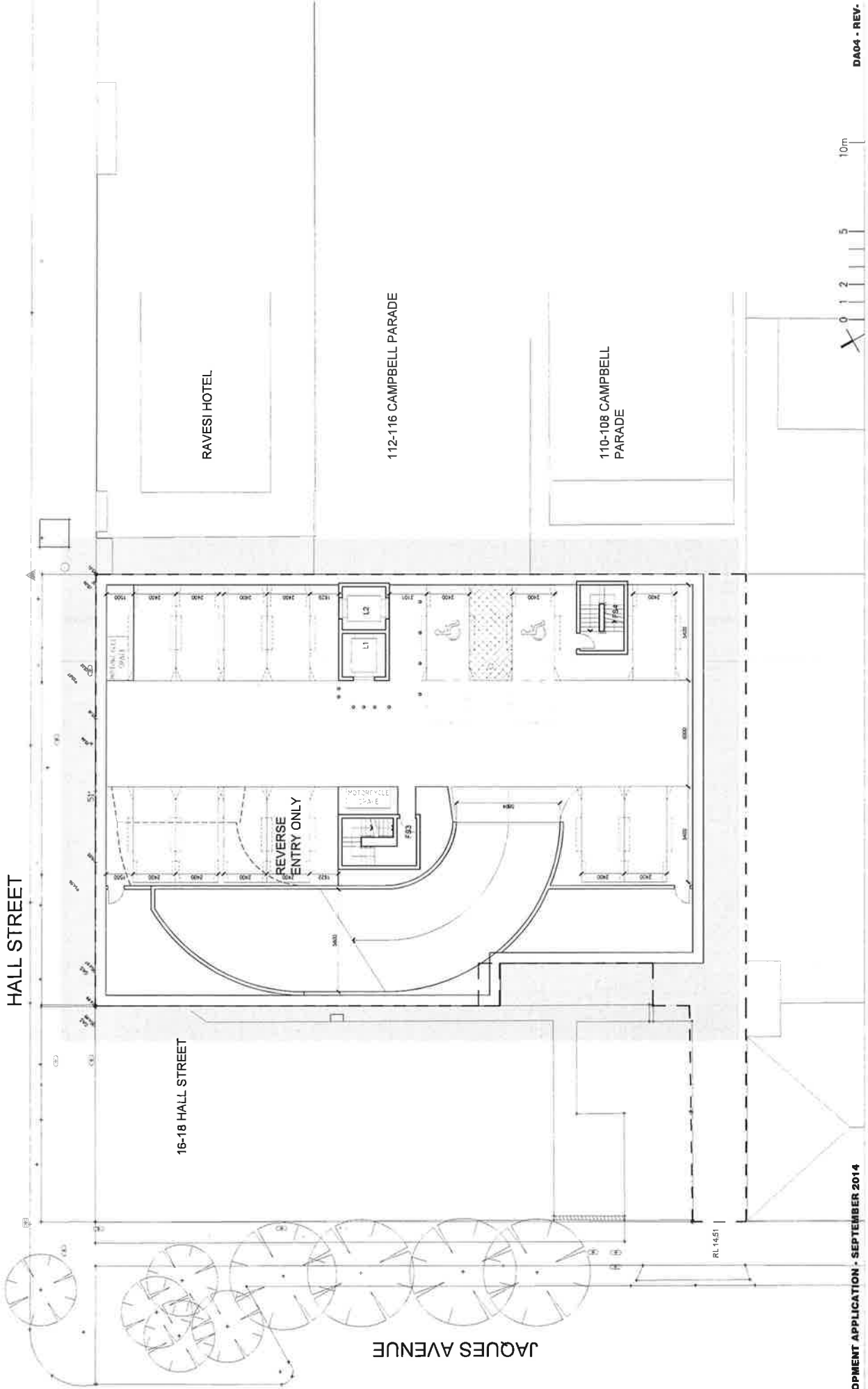
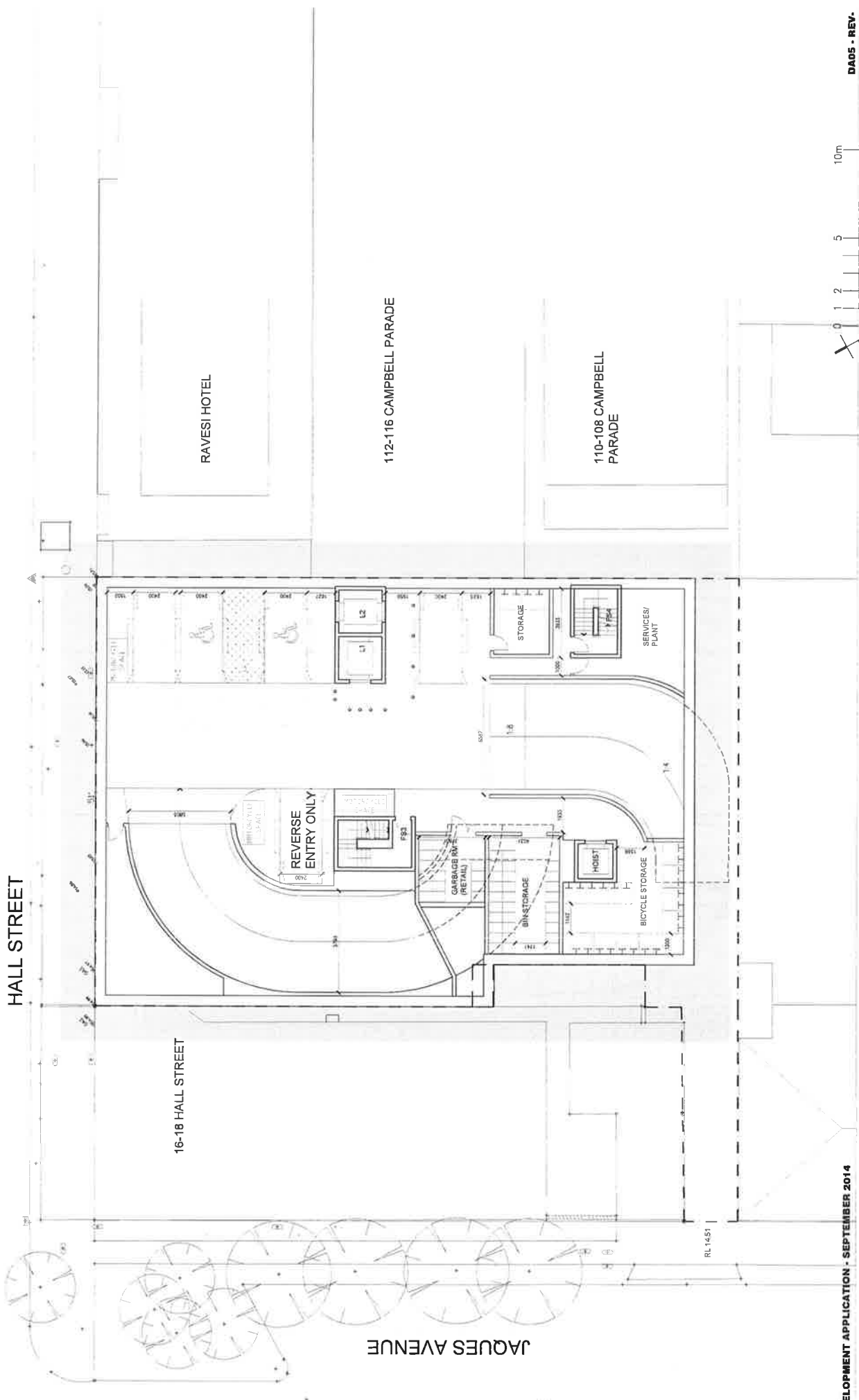
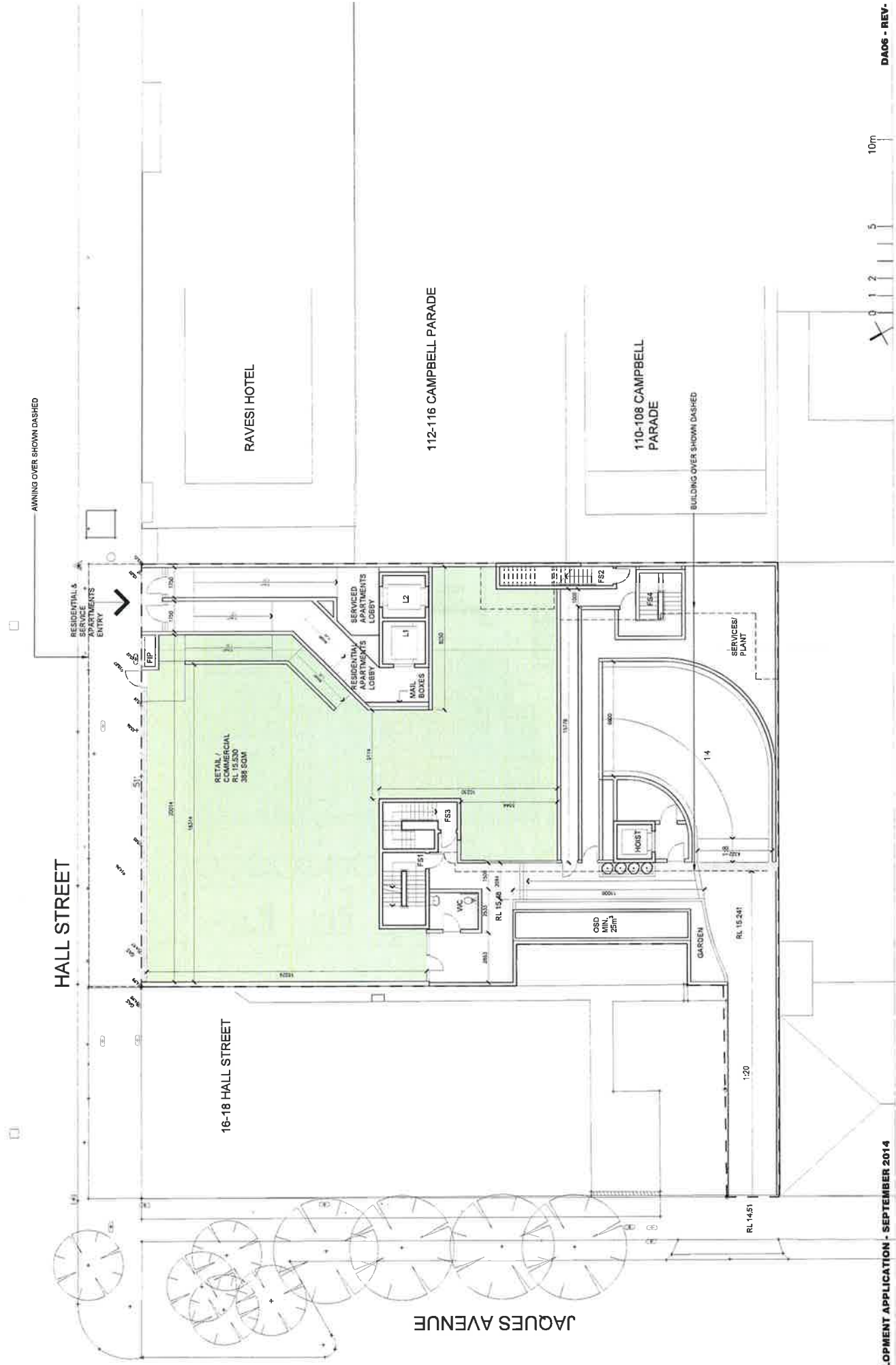










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LEVEL 1

PROJECT No 6320

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1. Kanfinch Pty Ltd 10-14 Hall Street, Bondi NSW 1550

HALL STREET

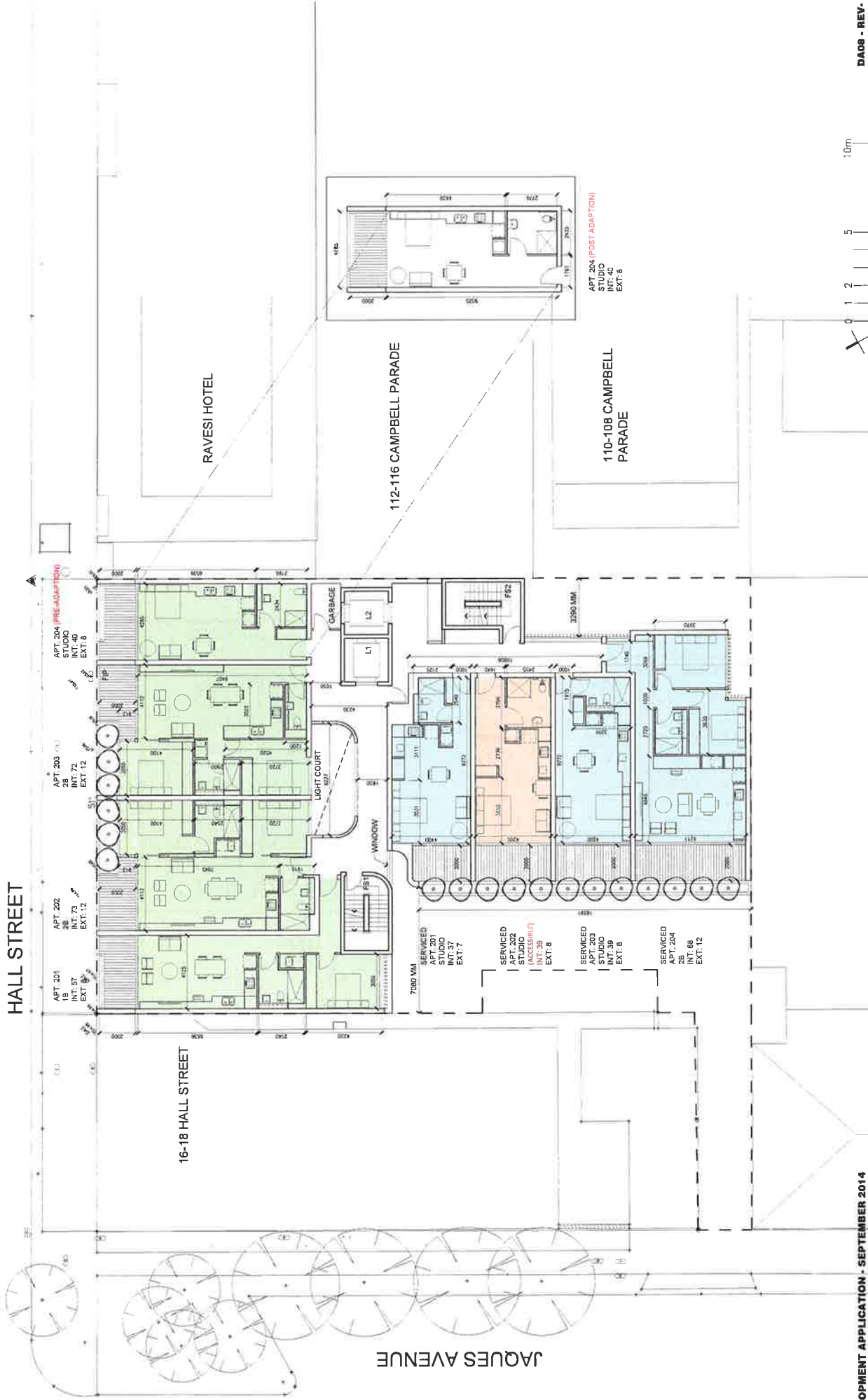
16-18 HALL STREET

RAVESI HOTEL

JACQUES AVENUE

112-116 CAMPBELL PARADE

110-108 CAMPBELL PARADE



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LEVEL 2

PROJECT No. 6320

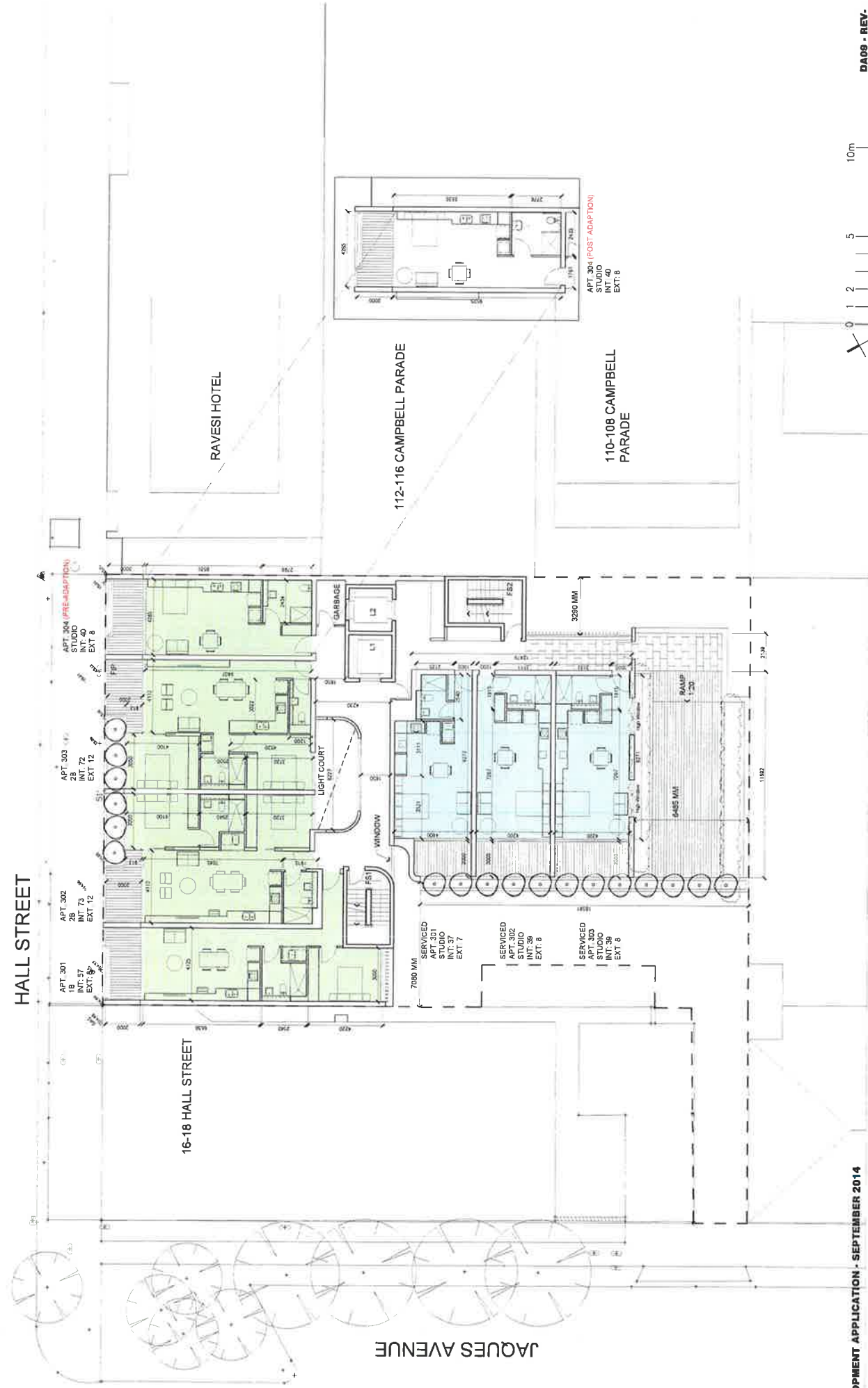
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1. 10-14 HALL STREET, BONDI

10-14 HALL STREET, BONDI

CLIENT GSD PROPERTY PTY LTD

ARCHITECT KANFINCH



HALL STREET

16-18 HALL STREET

JACQUES AVENUE

RAVESI HOTEL

112-116 CAMPBELL PARADE

110-108 CAMPBELL
PARADE

10m



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LEVEL 4

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HALL STREET

16-18 HALL STREET

RAVESI HOTEL

JACQUES AVENUE

112-116 CAMPBELL PARADE

110-108 CAMPBELL
PARADE



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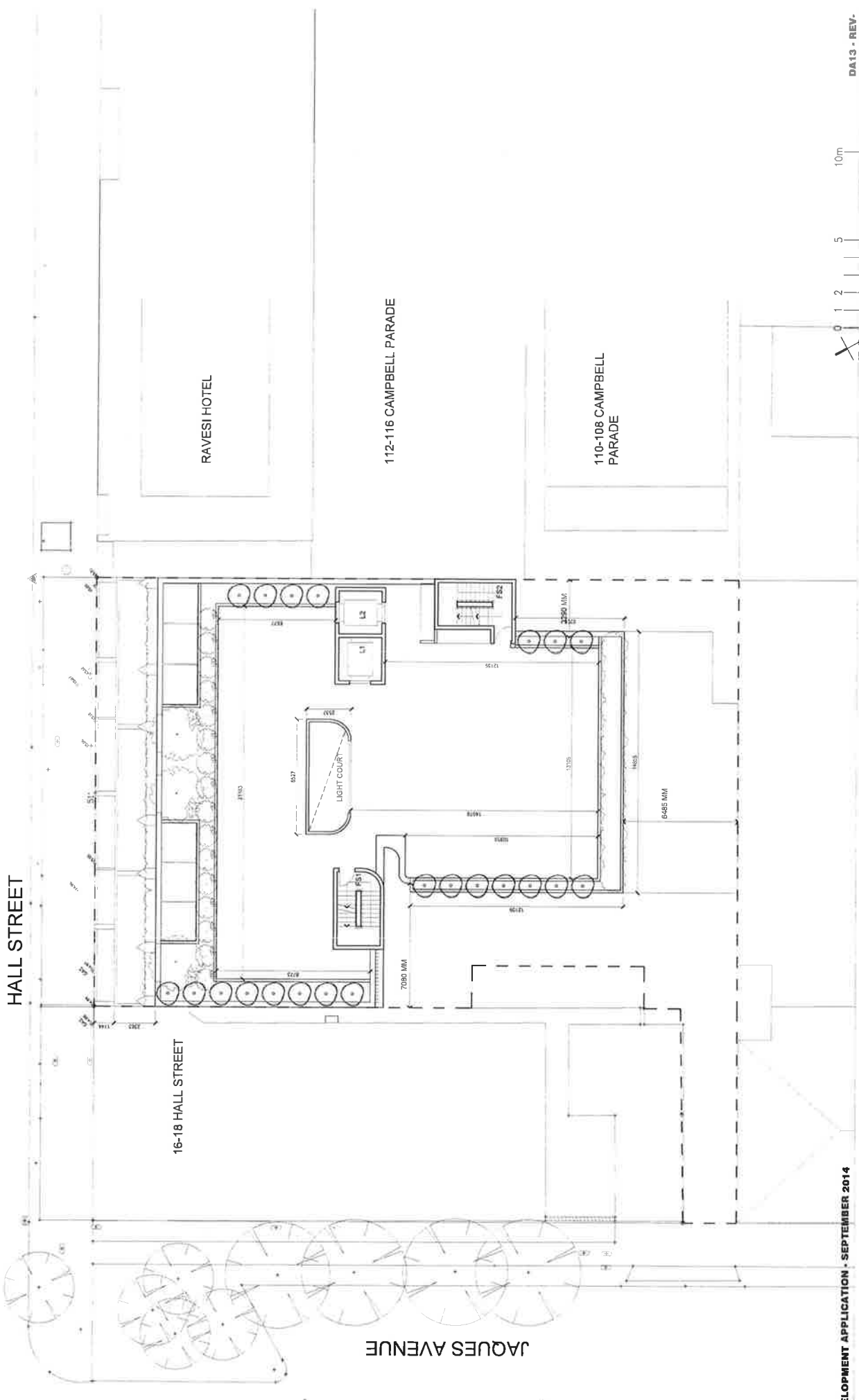
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LEVEL 6

10-14 HALL STREET, BONDI

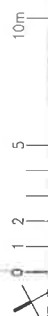
ARCHITECT KANNFINCH CLIENT GJD PROPERTY PTY LTD

PROJECT No. 6320
AUGUST 2014

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 ROOF LEVEL
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 AUGUST 2014



DEVELOPMENT APPLICATION - SEPTEMBER 2014
 10-14 HALL STREET, BONDI
 ARCHITECT KANMFINCH
 CLIENT GJD PROPERTY PTY LTD

Landscape Concept

for 10-14 Hall Street, Bondi NSW



CLIENT: GUO PROPERTY PTY LTD

ARCHITECT: KANN FINCH

STATUS: CONCEPT DESIGN
ISSUE: A
DATE: 21 JULY 2014

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Landscape Design Statement

1.0 Introduction

This landscape architectural report presents the landscape design philosophy for the proposed development at 10-14 Hall Street, Bondi. The design incorporates all the external spaces that are to be affected by the development and the streetscape of the surrounding site.

The landscape proposal has been prepared after review of, and in compliance with Council's DCP – Landscape Plan and the Local Village Centres Public Domain Improvement Plan.

2.0 Site Context

The site offers high profile frontage along Hall Street. Ravesi Hotel bound the site to the eastern boundary, the southern boundary is formed by a three story mixed used development, vehicle access to the site is via Jaques Avenue.

The surrounding streetscapes are relatively mature, with established although variable street tree planting character. The existing adjacent street trees are a combination of native and exotic tree planting, there is one existing street tree (Banksia integrifolia, Coastal Banksia) on the intersection of Hall Street and Jaques Avenue, no other street trees exist on the south side of Hall Street between Campbell Parade and Jaques Avenue

3.0 Development Proposal

The development will include an upgraded streetscape and arrival garden forecourt at the rear of the building that will improve pedestrian access to the ground level retail area from the street and carpark. A light-well to the residential apartments on level 1 to 6 will integrate an atrium garden on level 1.

The development has established a residential "Resort Garden" on the roof top level as well as a large external communal terrace on level 3. The "Resort Garden" provides an important open space for the residents.

Private balconies have integrated planters on level 1 to 6 with a green wall façade treatment to Hall Street on levels 5 and 6.

LANDSCAPE CHARACTER

The underlying principles from which the landscape concept has been developed are set out below. The design approach to the public domain has been to:

- Provide a public domain setting that is integrated with the surrounding built and natural environments;
- Upgrade the streetscapes along Hall Street, improving the landscape amenity;
- Provide a clearly defined arrival point via Jaques Avenue.

The design approach to the Apartments "Resort Garden" has been to:

- Establish a distinctive residential character while acknowledging the broader landscape of the setting;
- Maximize the sense of open green space with providing a sense of privacy from the adjacent buildings;
- Provide high quality residential amenity to the "Resort Garden" to help facilitate a strong sense of ownership and community. Programs include open recreational lawn area, barbecue and outdoor dining facilities, and communal gardens;
- Provide an understory layer of planting that achieves a level of screening that is lush and green in appearance.
- Provide privacy and ownership of residential terraces, providing integrated planters within which residents can develop their own detail;

4.0 Landscape Masterplan

GROUND LEVEL DESIGN RESPONSE:

- To provide an upgraded streetscape along Hall Street in accordance with councils guidelines;
- All paving materials and furniture would be subject to relevant Australian Standards;
- Provide a clearly articulated arrival sequence on the ground level via Jaques Ave;
- Integrate ramps, steps, seating and lighting into the Jaques Ave arrival courtyard;

LEVEL 1-6 DESIGN RESPONSE:

- Establish a restrained, contemporary residential landscape setting to level 1 to 6
- Level 1 light-well atrium planting introduces the rooftop planting palette, bamboo, Rhapsis excelsia palms and mounded mondo grasses framed by crushed quartz gravel;
- Level 1 to 6 private terrace planters framed with Buxus microphylla with Agave accents;
- Level 3 communal terrace proposes to extend the internal paving through to the southern edge of the terrace. Timber decking extends across the space with integrated benches and lighting providing a series of seating nooks that are both private and communal.
- A green wall façade treatment is proposed to Levels 5 and 6 along Hall Street providing a residential landscape treatment to the building.;

"RESORT" DESIGN RESPONSE:

- To provide an attractive external landscape amenity for the residents;
- Raised planters (50mm mulch and drip irrigation + 500mm soil + 100mm drainage cell) to the edge of the building will create the opportunity for a lush garden character. The planting theme is sub-tropical to ensure year round colour and vibrancy is achieved. Plants have been chosen for their contrasting form, foliage and colour;

- The BBQ bench and seating terrace has been located to the northern corner to maximise views to Bondi Beach;
- A pedestrian scale pergola extends across the central zone of the gardens. The arbour will be clad in cascading Bougainvillea and will provide a colourful central backdrop to the landscape setting;
- A large raised (300mm high) central lawn is the "Resort Gardens" focal point; framed by planting it will provides a flexible "backyard" active play space for the residents;
- A simple palette of materials is proposed for the "Resort Garden". The ground plane is essentially of grass, ensuring flexibility of usage, with coloured concrete precast paving units providing an attractive and durable landscape setting;

5.0 Lighting

All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements (benches, feature trees), the pathways will be lit by low level bollards and directional in-ground lights.

6.0 Water Management

Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.

- Water sourced from the onsite rainwater collection will be used for the landscape irrigation, all irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
- Where possible storm water runoff will be directed to the lawn and garden beds on with the "Resort Garden";
- All soft landscape zones on structure will be detailed to have drainage cells;
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package.

7.0 Plant Establishment Maintenance

- Inspection of soil moisture levels and replenishment as necessary.
- Inspection for and control of soil and insect pests, diseases and other such infestations
- Pruning and repair of all branches and foliage, removal of debris and soil surface and addition of soil and / or mulch to soil surface.
- Maintenance of proper growing medium nutrient levels to ensure maximum vegetation health. A suitable list of health characteristics is to be provided by an agreed specialist and testing is to be maintained on a minimum yearly basis.
- Lawn to be mowed to maintain a leaf blade height of no greater than 50mm.
- Replacement of plants that fall below plant presentation standards for any cause.
- Monitoring and maintenance of efficiency and effectiveness of irrigation system.
- Control of pests and diseases infestation shall be in strict accordance with all regulations and manufactures recommendations. Supply documentation of such compliance upon request by responsible authority.

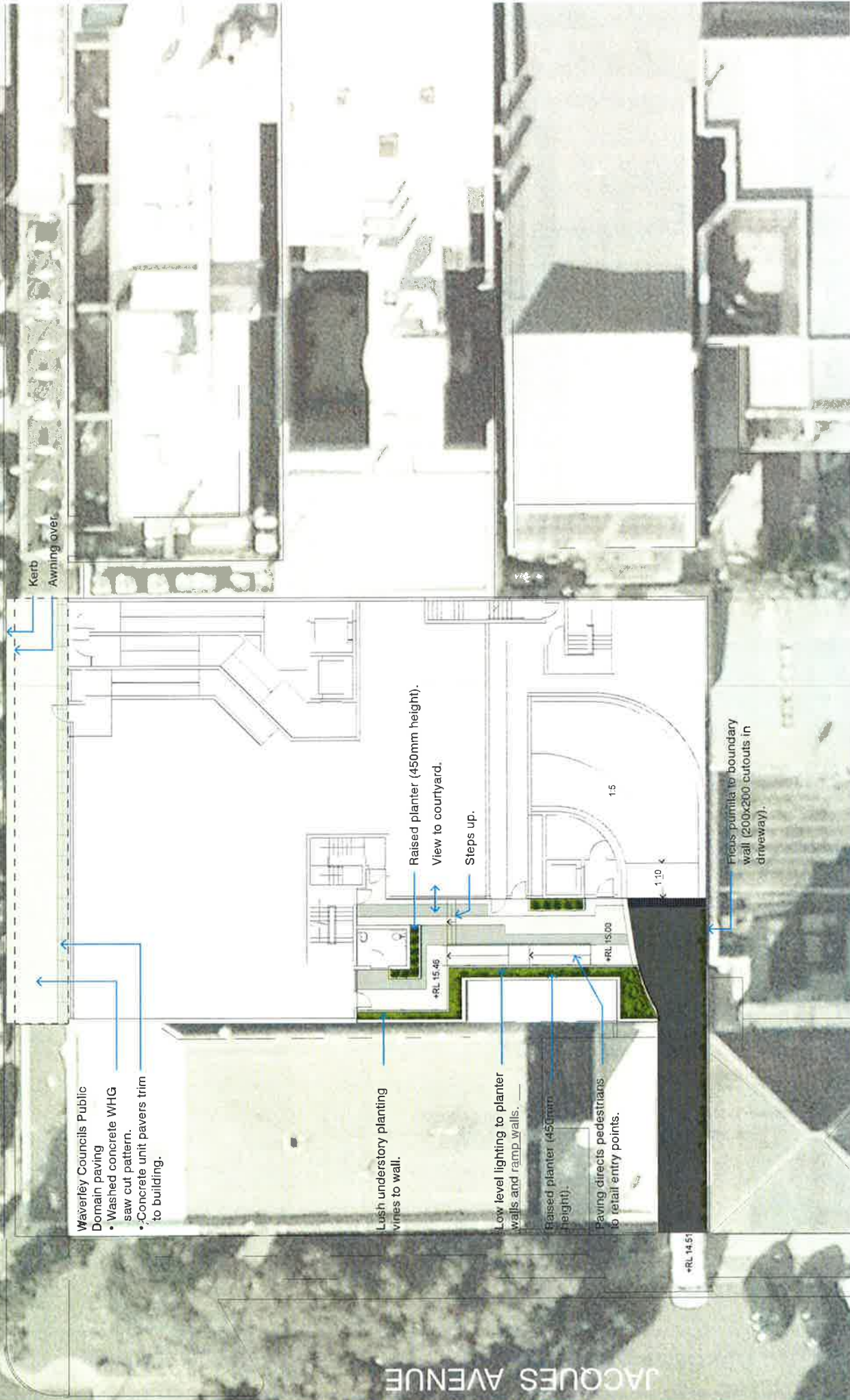
8.0 Safety and Security

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;

- All paths are overlooked from adjoining buildings and adjacent streets which will provide a high level of passive surveillance;
- All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide;
- All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards;
- Signage will be provided across the precinct to assist with wayfinding and navigation through the site.

Landscape Concept Plan Ground Level

HALL STREET



10-14 Hall Street, Bondi

Landscape Concept Design

HALL STREET

Landscape Concept Plan Atrium & Private Balconies Level 1-6

FORMAL GREEN BANDS TO STREET

Low hedge.

Overhanging shrubs
(Level 1, 2, 3, 4)

LEVEL 1-6 BALCONIES
500mm height hedge.
Accent Agave's.

Timber to balconies.

LEVEL 1 LIGHT COURT

Screen Planting to rear

Hedge.

Mondo mound.

Crushed quartz gravel.

Bamboo.

JACQUES AVENUE

10-14 Hall Street, Bondi

Landscape Concept Design

urbis

Landscape Concept Plan Level 3 Rooftop

HALL STREET

JACQUES AVENUE

Hedge with accent planting
to level 1-6 balconies.

Lush Raphis palm framing
timber deck with spider
lilies to front.

Timber Benches integrated
with deck.

Extend paving
through to external
terrace.

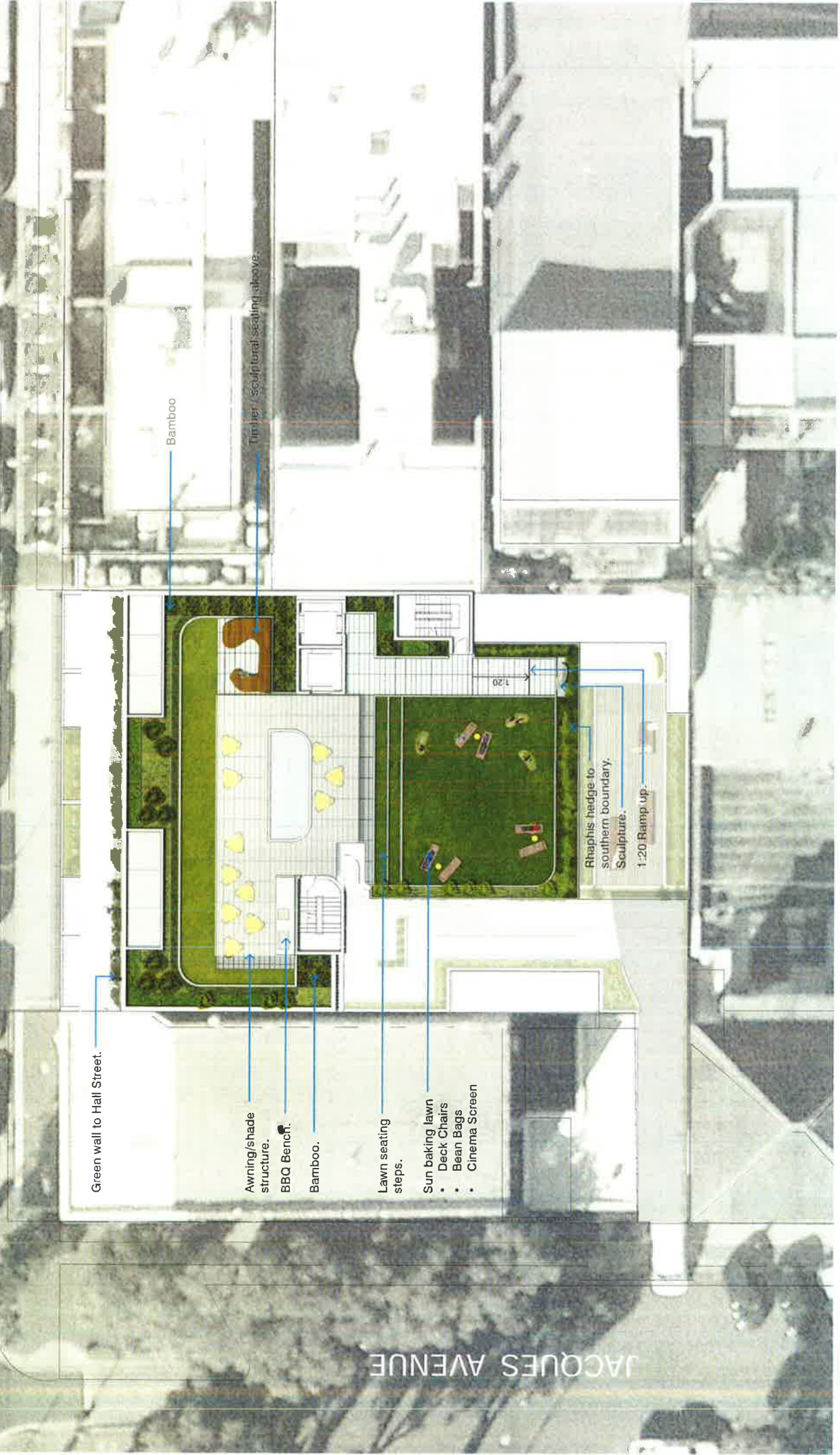
Sculpture

10-14 Hall Street, Bondi

Landscape Concept Design

HALL STREET

Landscape Concept Plan Rooftop Resort Level



JACQUES AVENUE

Planting Strategy

Raised planters (min depths: 50mm mulch and drip irrigation + 400mm soil + 100mm drainage cell) to the private and semi-private residential spaces will create the opportunity for a lush garden character whilst providing privacy to the adjacent apartments on the same level. The planting theme is sub-tropical to ensure year round colour and vibrancy is achieved. Plants have been chosen for their contrasting form, foliage and colour.

INDICATIVE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT AT MATURITY	COMMENTS
<i>Agave attenuate</i>	Agave	80cm	Beautiful foliage with spectacular flowers
<i>Bambusa multiplex</i> <i>Alphonse Karr</i>	Bamboo	8m	Striking Yellow clumps striped foliage
<i>Bambusa lako</i>	Black Bamboo	8-10m	Thick Black bamboo
<i>Buxus microphylla</i>	English Box	50cm	Neat, formal hedge, compact foliage
" <i>Microphylla</i> "			
<i>Canna hybrid Yellow</i>	Canna Lily	40cm	Yellow flowing feature plant
<i>Dianella caerulea</i>	Blue Flax Lily	50cm	Infill plant with small blue flowers
<i>Hymenocallis littoralis</i>	Spider Lily	60cm	Overhanging shrub with white flowers
<i>Ophiopogon japonicus</i>	Mondo Grass	30mm	To atrium
<i>Gardenias 'prof pucci'</i>	Gardenia	80cm	Beautiful scent
<i>Rhaphis excelsia</i>	Lady Palm	2.5m	Filtered screen plant with lush leaves
<i>Strelitza reginae</i>	Bird of Paradise	1.5m	Feature flowering shrub

Climbers

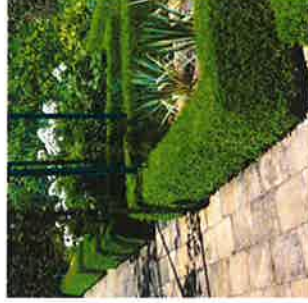
BOTANICAL NAME	COMMON NAME	HEIGHT AT MATURITY	COMMENTS
<i>Bougainvillea 'Pagoda Pink'</i>	Bougainvillea	N/A climber	Double pink bracts strong grower
<i>Ficus Pumila</i>	Creeping Fig	N/A climber	Climbing Fig to Rear Arrival Courtyard



AGAVE ATTENUATE



DIANELLA CAERUKEA



BUXUS MICROPHYLLA



HYMENOCALLIS LITTORALIS



CANNA HYBRID YELLOW



STRELITZA REGINAE



RHAPHIS EXCELSIA



BOUGAINVILLEA 'PAGODA PINK'



GARDENIAS 'PROF PUCCI'

Planting Strategy

Green wall

BOTANICAL NAME	COMMON NAME	HEIGHT AT MATURITY	COMMENTS
<i>Alcantarea imperialis</i>	Imperial Bromeliad	30-40cm	Accent
<i>Alternanthera dentata</i>	Ruby leaf alternanthera	30-40cm	Good year round colour
<i>Bromeliad species</i>	Bromeliad	30cm	Accent
<i>Calathea species</i>	Calathea	100cm	Accent
<i>Dianella species</i>	Dianella	30cm	Strappy infill plant
<i>Epipremnum aurea</i>	Golden Pothos	100cm	Ivy feature
<i>Liriope muscari</i>	Big blue lilyturf	30-40cm	Glossy feature plant
<i>Lomandra hystrix</i>	Lomandra hystrix	30cm	Compact strappy plant
<i>Monstera deliciosa</i>	Monstera	60-90cm	Lush, bold, accent
<i>Nandina domestica</i>	Nana	30cm	Mounding foliage
<i>Philodendron Xanadu</i>	Philodendron	45cm	Accent
<i>Spathiphyllum</i>	Peace Lily	45cm	Accent, flowing plant



GREEN WALL 1



GREEN WALL 2



GREEN WALL 3

Bambusa multiplex Alphonse Karr



GREEN WALL 4



Bambusa lako

Materials Strategy



Integrated BBQ facility to the residential garden



Integrated HUB benches



Integrated BBQ Bench



Arbour shade structure rooftop.



Contrasting concrete and stone paving finishes, colours and textures to ground level entry retail.



Level 1 Ornamental Atrium Garden

All paving materials and street furniture would be subject to relevant Australian Standards and comply with Council's guidelines.

Paving will consist of contrasting finishes, textures and materials (concrete, stone and gravel).

Barbeques, seating benches and outdoor dining table and chairs have been located under the arbour to the roof top resort garden.

Landscape Precedents

Sculptural Seating Nook on Rooftop Resort Garden



Integrated Timber Deck Seating and Planters (Level 3 Terrace)



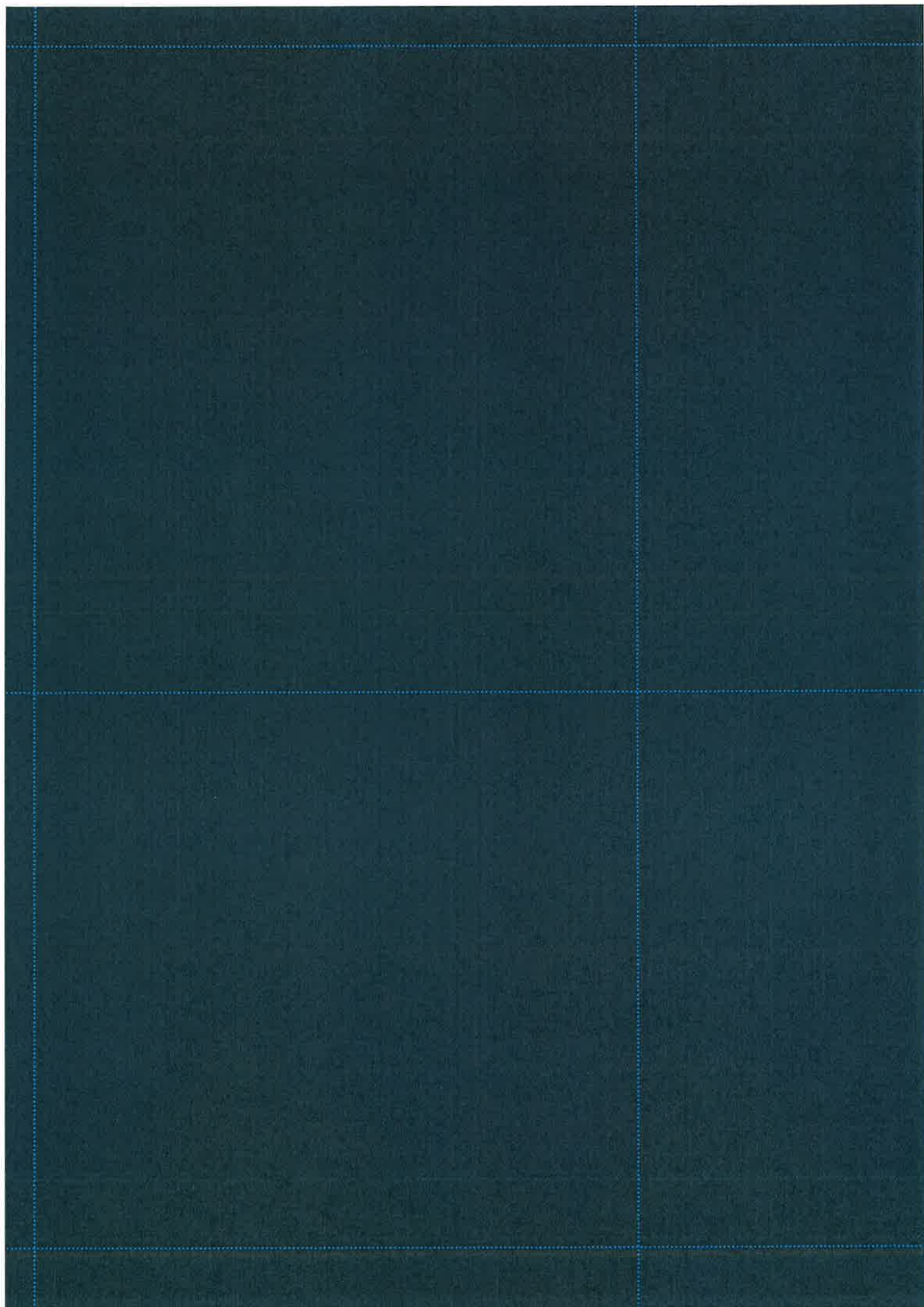
Private Terrace Planter Boxes



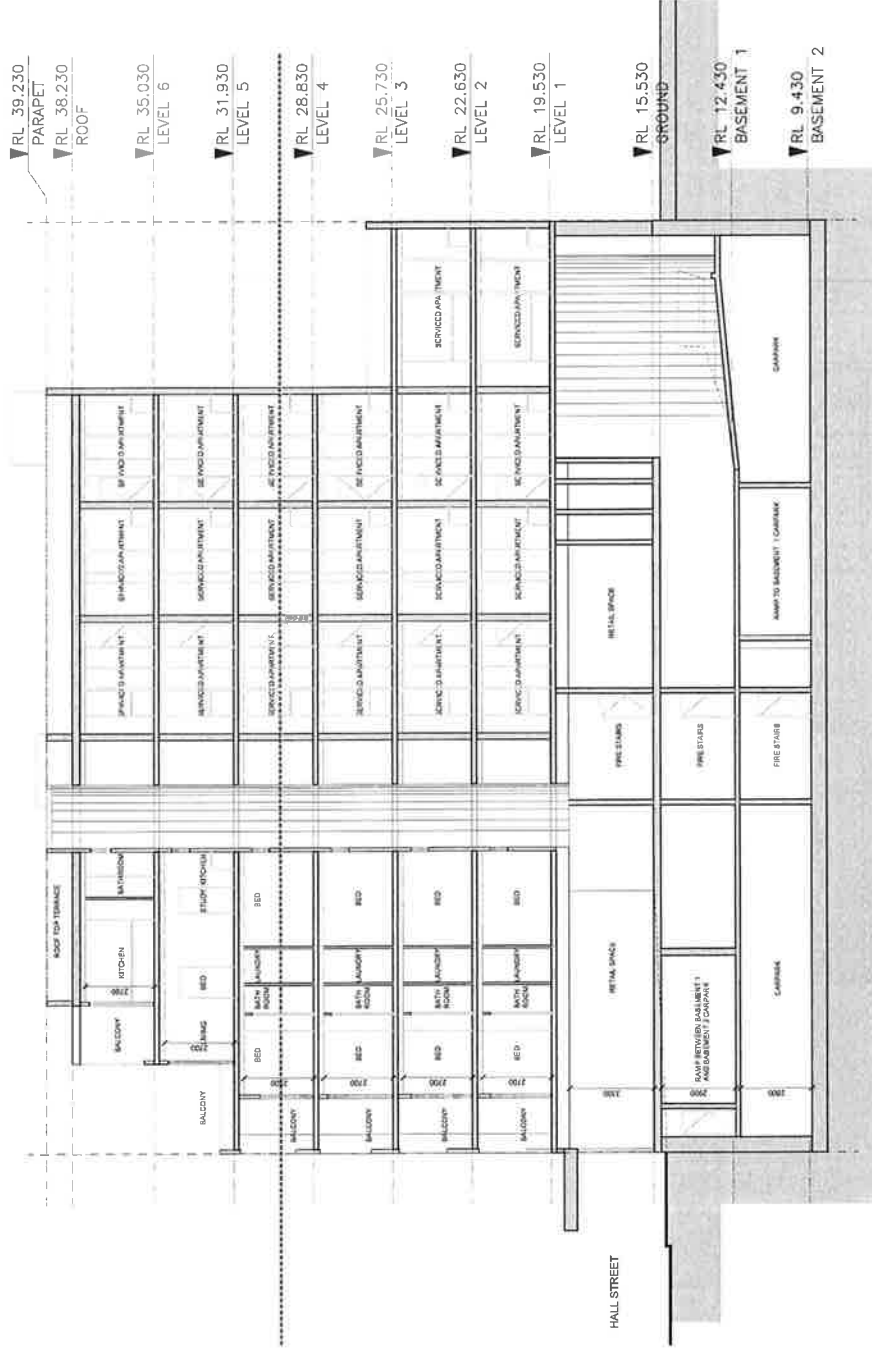
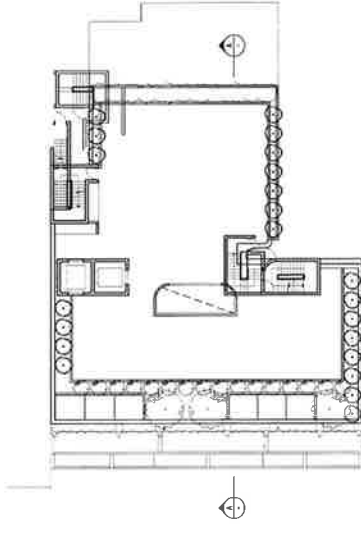
Rooftop Resort Living



10-14 Hall Street, Bondi
Landscape Concept Design

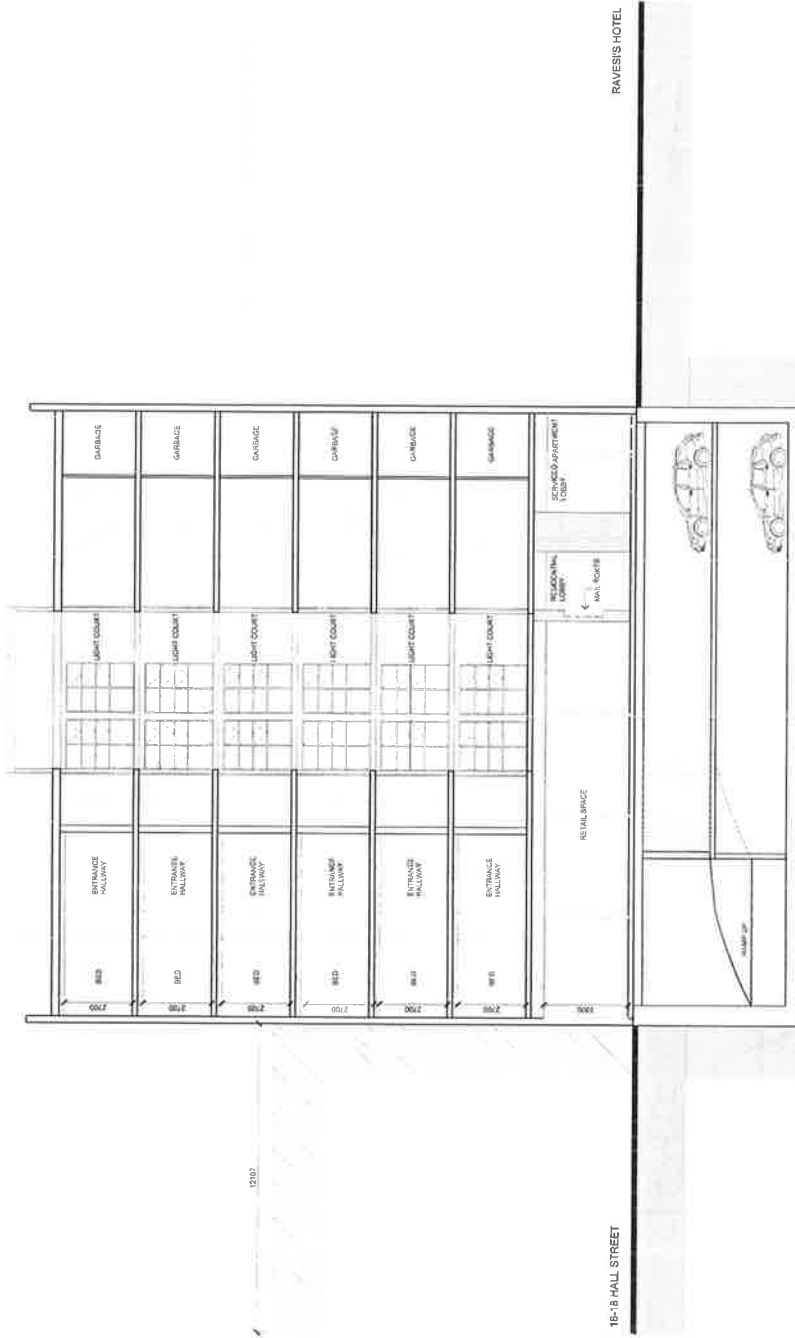
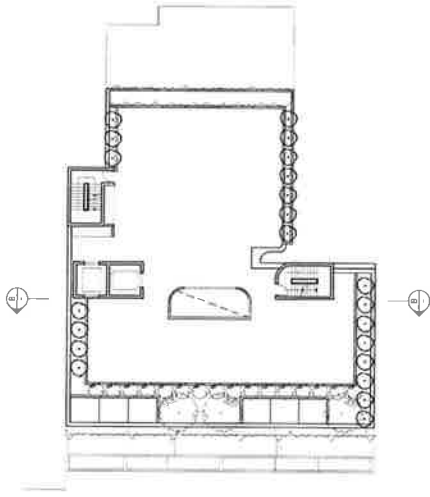






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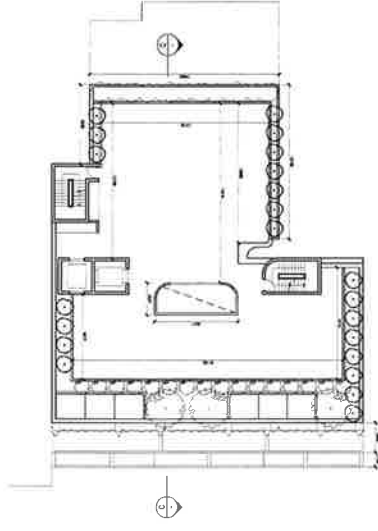
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SECTION B-B

PROJECT No. 6320

AUGUST 2014

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▼ RL 39.230
PARAPET

▼ RL 38.230
ROOF

▼ RL 35.030
LEVEL 6

▼ RL 31.930
LEVEL 5

▼ RL 28.830
LEVEL 4

▼ RL 25.730
LEVEL 3

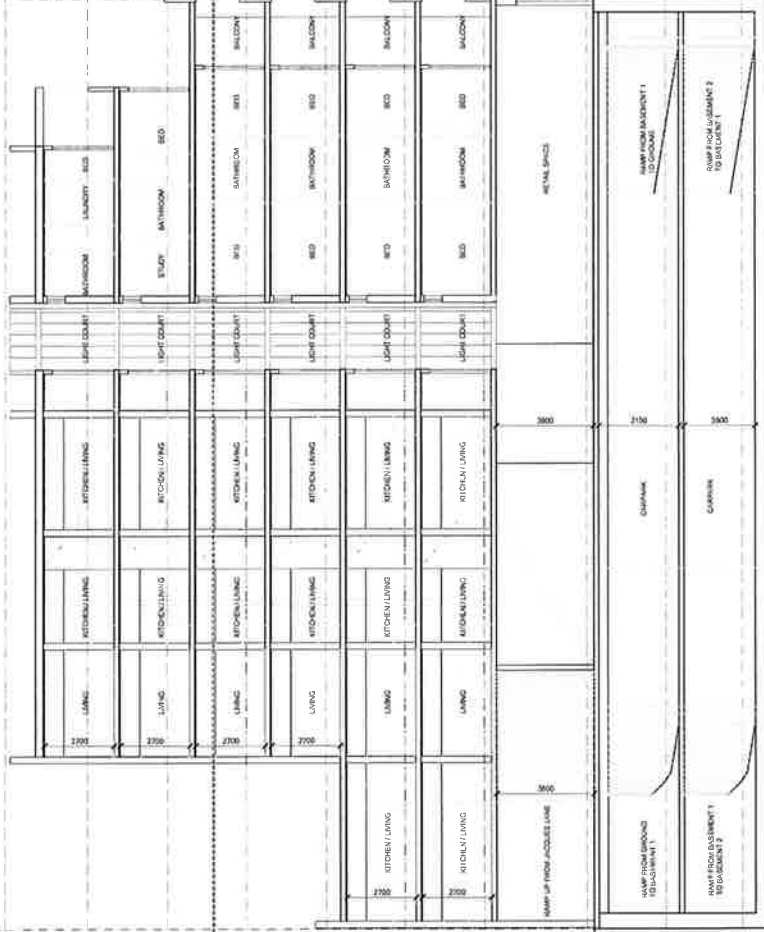
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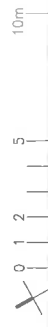
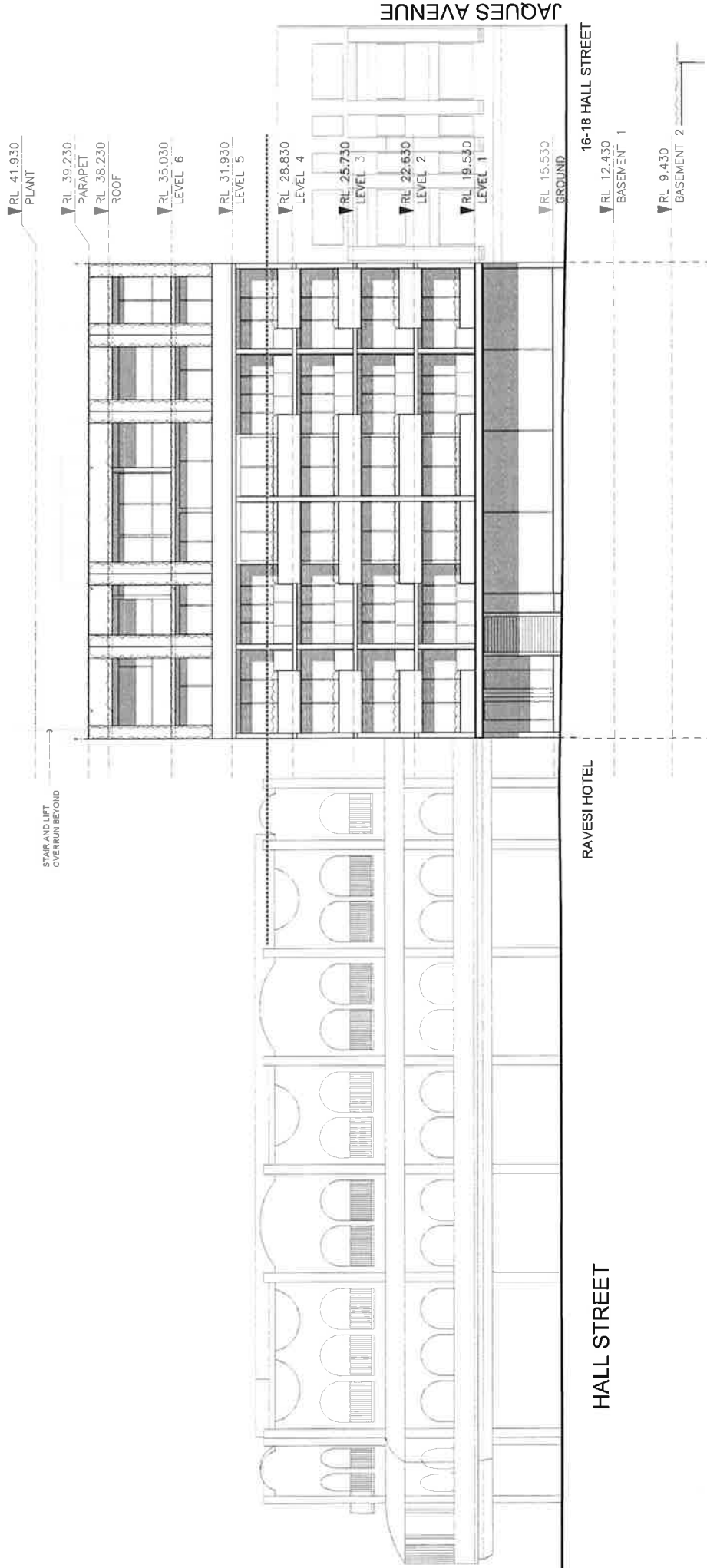
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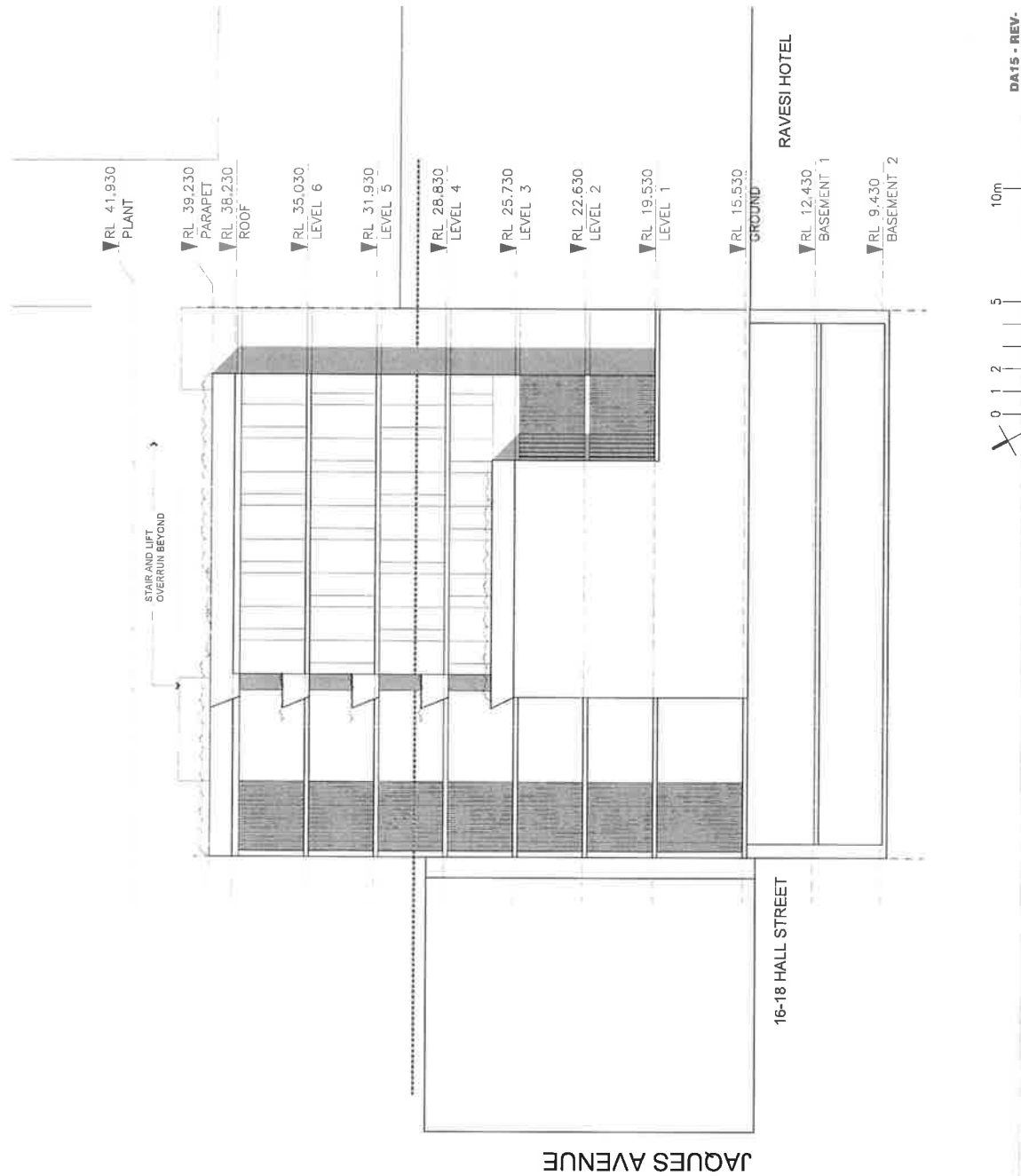
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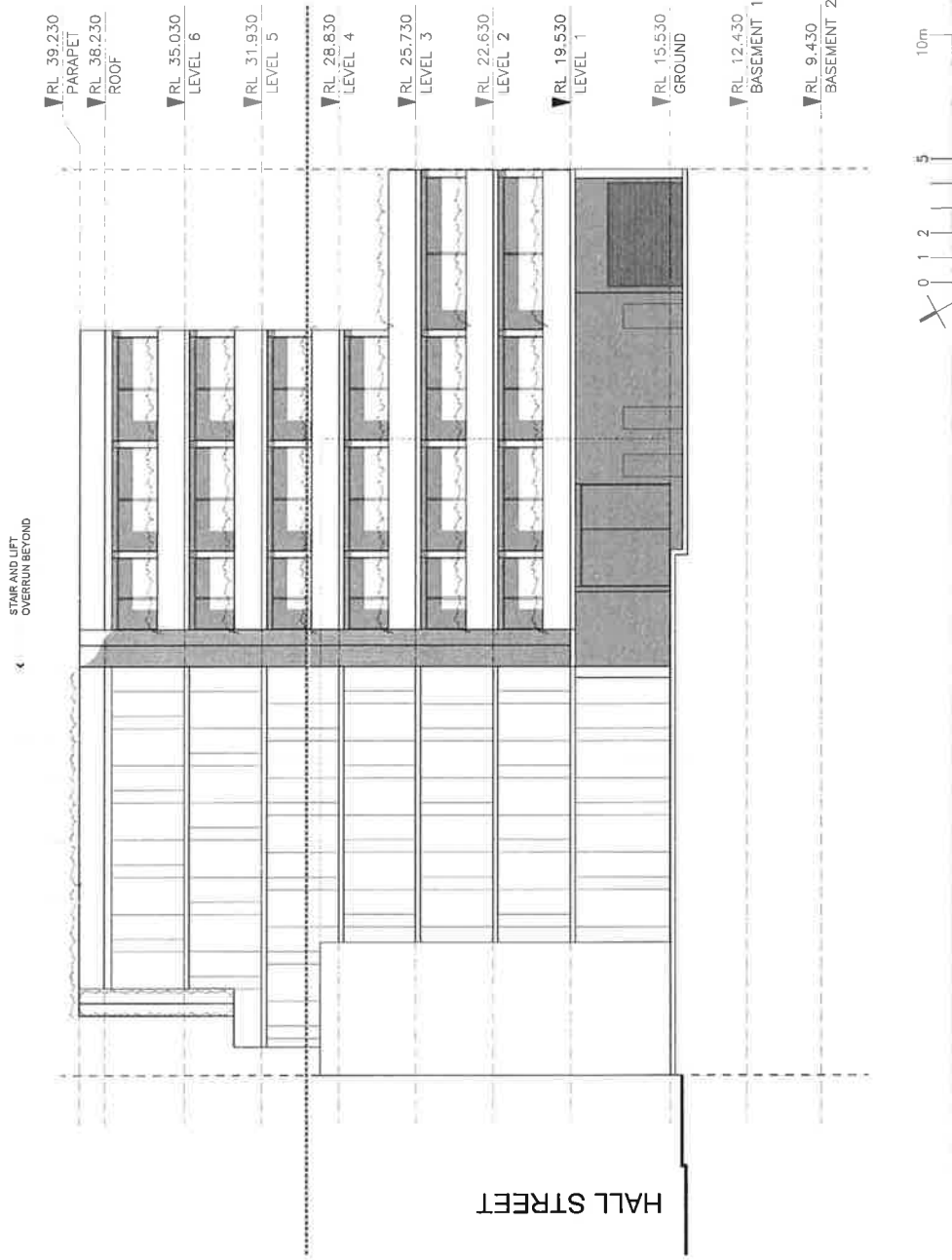
▼ RL 12.430
BASEMENT 1

▼ RL 9.430
BASEMENT 2









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10-14 HALL STREET, BONDI

ARCHITECT KANFINCH CLIENT GJD PROPERTY PTY LTD

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ELEVATION - WEST

PROJECT No. 6320

MAY 2014

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