

Dangar Barin Smith
19 Rochester St, Botany
T (02) 9316 9044
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AMENITY & PROGRAMMING PLAN

Landscape design intent in relation to State Environmental Planning Policy No 65Design Quality of Residential Flat Development

Principle 6: Landscape

The Landscape and the built form of the proposed development at 33 Cross St, Double Bay have been strategically designed to denote a high level of integration between both interfaces. This has resulted in a greater landscape aesthetic quality as well as improved amenity for residents and the adjoining public domain. The integrated roof top landscapes and perimeter planters across multiple levels provide a visual relief and greening effect for the buildings immediate and wider contextual surroundings. Mature trees and endemic palms from the ground plane perform an integral role in providing scale and depth to the northern façade and work to provide green relief to the higher building levels. Balcony planters have been holistically incorporated within the architectural levels in close collaboration with the Architects to ensure biophilic design principles are integrated into each apartment experience. Each apartment terrace garden will provide ample amenities and a garden experience for the residents. The courtyard denotes a key design feature of the development in its mixed-use setting sought to be actioned by a strong focus on public experience and interaction via main through site link. The amenity and programming of this space are outlined in DA_LP02.

The landscape design ties in existing natural and cultural features of the double bay surrounds. Both existing mature fig trees on the southern Cross Street Elevation play a critical role in providing scale and depth to the architectural façade whilst also providing effective visual screening and relief to surrounding buildings. Appropriate, shade-tolerant planting have been proposed to heighten the experience and aesthetic of these relic species. The contemporary courtyard setting has a central focus on place making with the new cultural setting and activated landscape designed to provide amenity for all usage types. The planting aesthetic combines a historical European feel with a new eclectic and native approach. Natural environmental performance is enhanced using species selection that is low water use as well as lower maintenance. Planting includes a combination of predominantly native planting mixed with hardy succulent-type plants, and controlled spillovers. This limits the need for water consumption and maintenance controls. The northern aspect of the structure receives considerable solar access, reflected through the balcony planting species selection. Tree canopy is enhanced on-site through the inclusion of mature tree plantings on the ground. A mix of Olive and Birch tree plantings provides sufficient canopy coverage on the ground plane whilst the careful balance of evergreen and deciduous trees also allowing light though in winter months. The rooftop comprises a mix of predominantly native species ground and grass species that are bird/insect attracting, serving as a habitat hub for local fauna.

The surrounding streetscape and neighbourhood character are heightened through this development's landscape which plays an essential role, particularly the northern elevation along Galbraith walkway. The Courtyard planting extends beyond the internal boundaries of this space and gives back to the public realm. This evolution of design has been the result of an extensive design collaboration with the architects as to ensure the experience is a stark improvement to the existing high walls that the site denotes. This new experience centres on the new through-site link to Galbraith walkway, featuring mature olive trees mixed with native accent planting and sprawling groundcovers. Floral climbing species such as the Bougainvillea and Vitis vinifera blend the beautifully designed curved transparent high walls along the boundary and return this edge to a welcoming and enjoyable experience for users. The walls have also been deliberately inset to "give back" to the walkway and most importantly soften this elevation via greenery. This green neighbourhood character is further amplified through the inclusion of balcony planters in all aspects of the development. The greening of the structure helps to provide a visual relief with the structure's scale, particularly the upper levels. As these plantings mature and flourish, this landscape will aid the development in growing into the site's future character.

The useability of the site is optimised by landscape through maximising space on the ground plane and creating dynamic and unique spaces. Canopy from the proposed trees provides privacy from the upper levels with views downwards and the palms filter views between the balcony users. Not only being a functional space, this landscape is a practical and manageable long-term design that with quality implementation become a landmark landscape destination for the Double Bat precinct. The versatility and amenity provided within the courtyard space is designed to be experienced by public and private users for a range of end user experiences. Short-stop seating, relaxed medium-term seating, loose furniture, casual lawn perching and overall balanced amenity programming of this space is outlined in DA_LP02. Being a dynamic and flexible space, it has the potential to be used as a market stall square, public talks/lectures, craft classes etc. The flexibility and balance of fixed seating, planters and moveable furniture elements are part of a carefully thought through design to ensure the space is highly usable, practical but more importantly an elegant and sophisticated landscape architectural outdoor space that becomes a celebrated space for all users to enjoy.

AMENITY & PROGRAMMING PLAN

Key:

1. Short stop seating (Phone calls & Coffee)
2. Relaxed medium term moveable seating/furniture (F&B outdoor dining / Public seating)
3. Loose furniture strategy (Mixed bistro style seating / Public seating)
4. Casual lawn perching space (Picnics/Casual dining & Meeting space - amphitheatre theme)



LANEWAY BOUNDARY DIAGRAM

Design Intent

Figure dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings. This drawing is protected by copyright.



Client: Cross St Double Bay Pty Ltd
ATF Cross Street Double Bay Unit Trust
Project Address:
33 Cross St
Double Bay, NSW 2028

Dwg no: LP02-D5924
Title: DA
Design Intent

Drawn by:
OA
Issue:
01

Checked:
TS/NB
Revision:
A

Scale:
1:200 @ A2
Date:
10.10.2024

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LANDSCAPE PRECEDENTS/IMAGERY



Feature pergola trees in a loose furniture courtyard setting . Paley Park | New York City



Ground circular geometries & finish. Pinterest imagery



Cobble ground finish. Pinterest imagery



Cobble & vegetation finish. Pinterest imagery



Luxembourg gardens | Paris. Pinterest Imagery



Loose furniture approach. Hay Palissade Chairs



Ground Landscape

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Client: Cross St Double Bay Pty Ltd
ATF Cross Street Double Bay Unit Trust
Project Address:
33 Cross St
Double Bay, NSW 2028

Dwg no: LP03-D5924
Title: DA
Ground Landscape Plan

Drawn by:
OA
Issue:
01

Checked:
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Revision:
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Scale:
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231x Rosmarinus huntington carpet
130x Lomandra tanika
11x Agave weberi w/ 160x Juniperus conferta
105x Sansevieria uganda

51x Epi-premnum aureum (Green)

26x Epi-premnum aureum (Green)

23x Epi-premnum aureum (Green)

First Floor Landscape

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Client: Cross St Double Bay Pty Ltd
ATF Cross Street Double Bay Unit Trust
Project Address:
33 Cross St
Double Bay, NSW 2028

Dwg no: LP04-D5924
Title: DA
First Floor Landscape Plan

Drawn by:
OA
Issue:
01

Checked:
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Revision:
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Scale:
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Second Floor Landscape

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Client: Cross St Double Bay Pty Ltd
ATF Cross Street Double Bay Unit Trust
Project Address:
33 Cross St
Double Bay, NSW 2028

Dwg no: LP05-D5924
Title: DA
Second Floor Landscape Plan

Drawn by:
OA
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Client: Cross St Double Bay Pty Ltd
ATF Cross Street Double Bay Unit Trust
Project Address:
33 Cross St
Double Bay, NSW 2028

Dwg no: LP06-D5924
Title: DA
Third Floor Landscape Plan

Drawn by:
OA
Issue:
01

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Revision:
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Scale:
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10.10.2024

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Client: Cross St Double Bay Pty Ltd
ATF Cross Street Double Bay Unit Trust
Project Address:
33 Cross St
Double Bay, NSW 2028

Dwg no: LP07-D5924
Title: DA
Fourth Floor Landscape Plan

Drawn by:
OA
Issue:
01

Checked:
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Revision:
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Scale:
1:200 @ A2
Date:
10.10.2024

Dangar Barin Smith
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Fifth Floor Landscape

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Client: Cross St Double Bay Pty Ltd
ATF Cross Street Double Bay Unit Trust
Project Address:
33 Cross St
Double Bay, NSW 2028

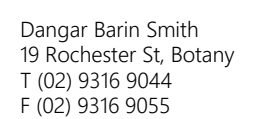
Dwg no: LP08-D5924
Title: DA
Fifth Floor Landscape Plan

Drawn by:
OA
Issue:
01

Checked:
TS/NB
Revision:
A

Scale:
1:200 @ A2
Date:
10.10.2024

Dangar Barin Smith
19 Rochester St, Botany
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Seventh Floor Landscape

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Project Address:
33 Cross St
Double Bay, NSW 2028

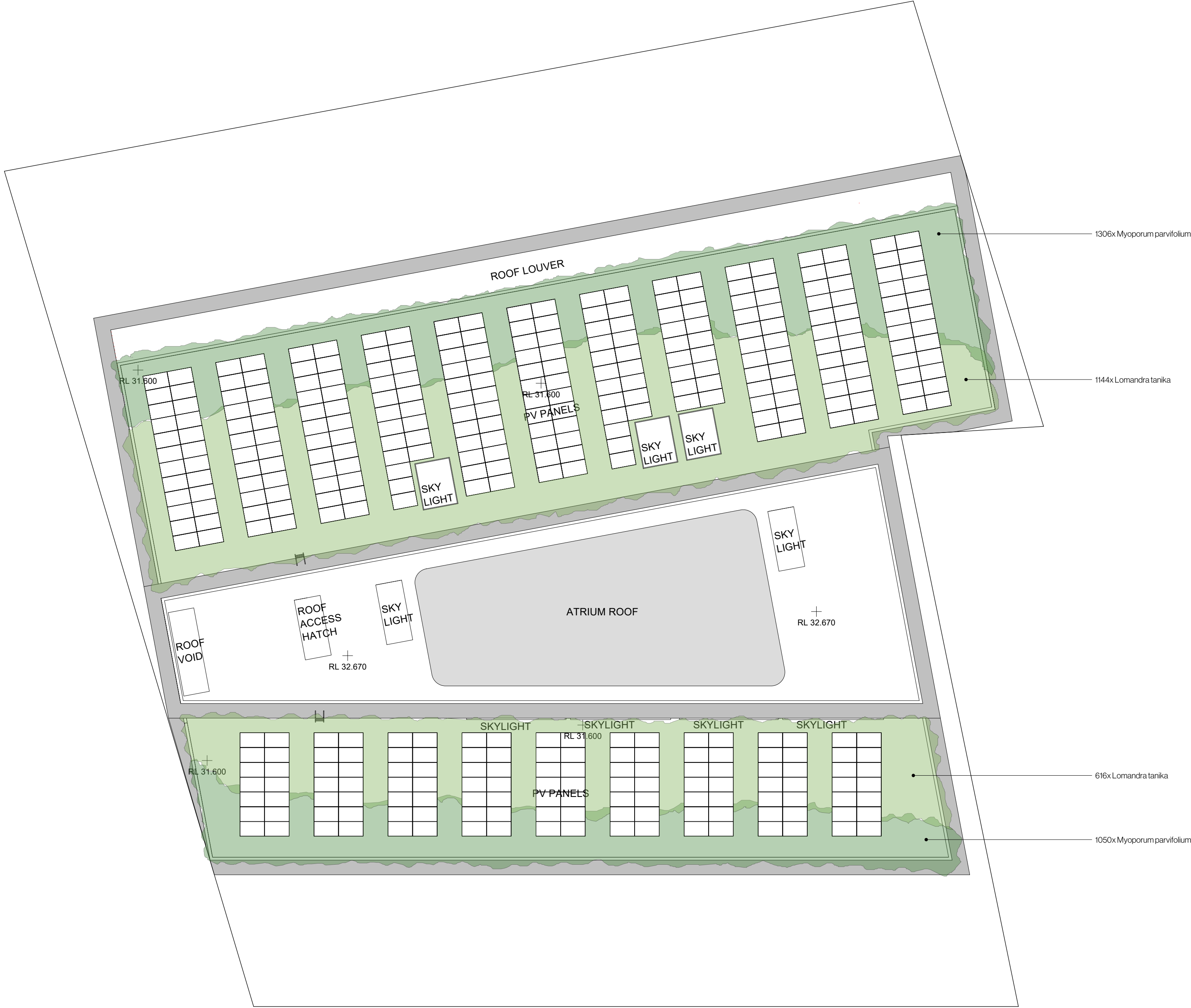
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Title: DA
Seventh Floor Landscape Plan

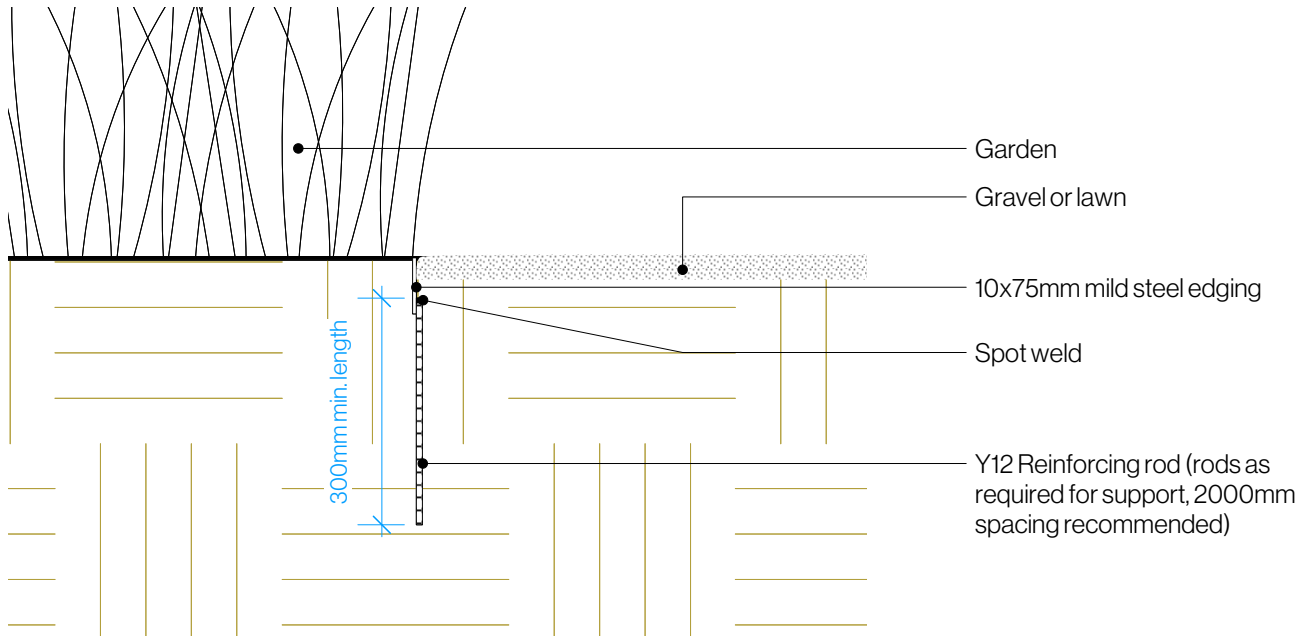
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Issue:
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Revision:
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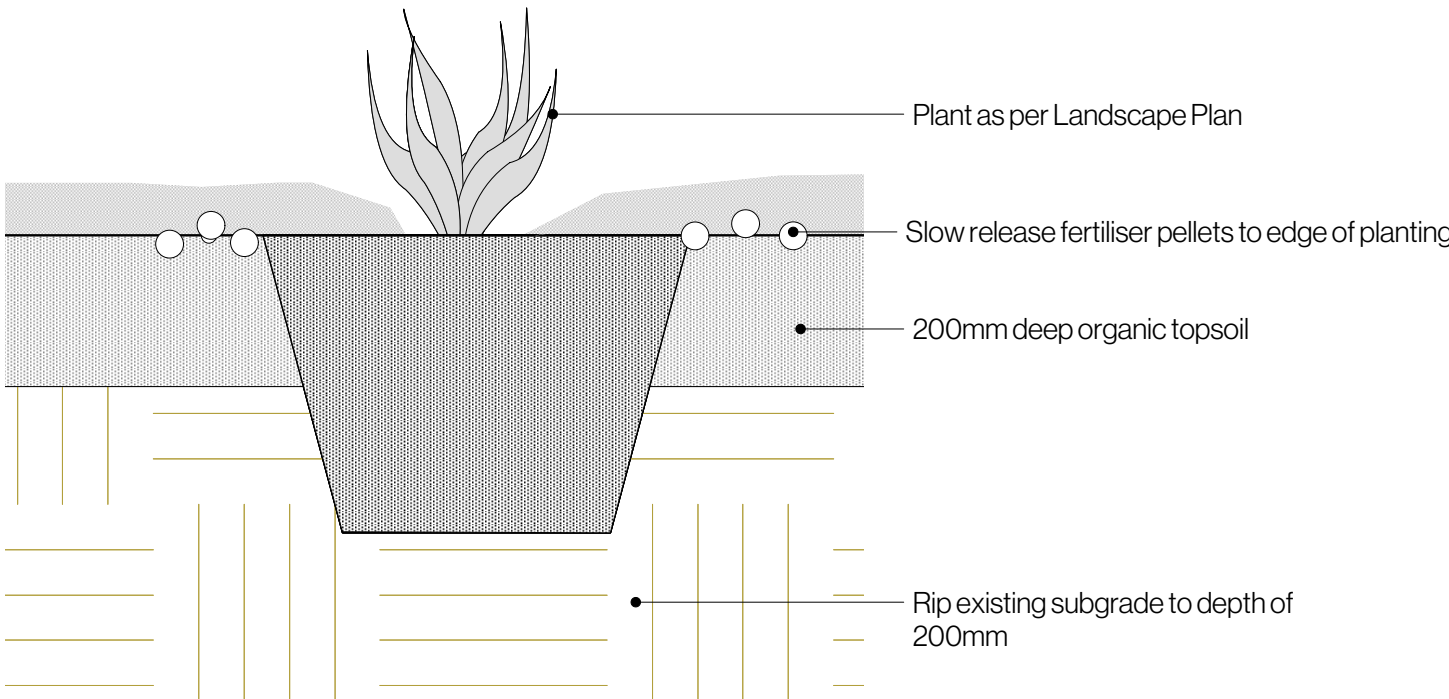
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10.10.2024

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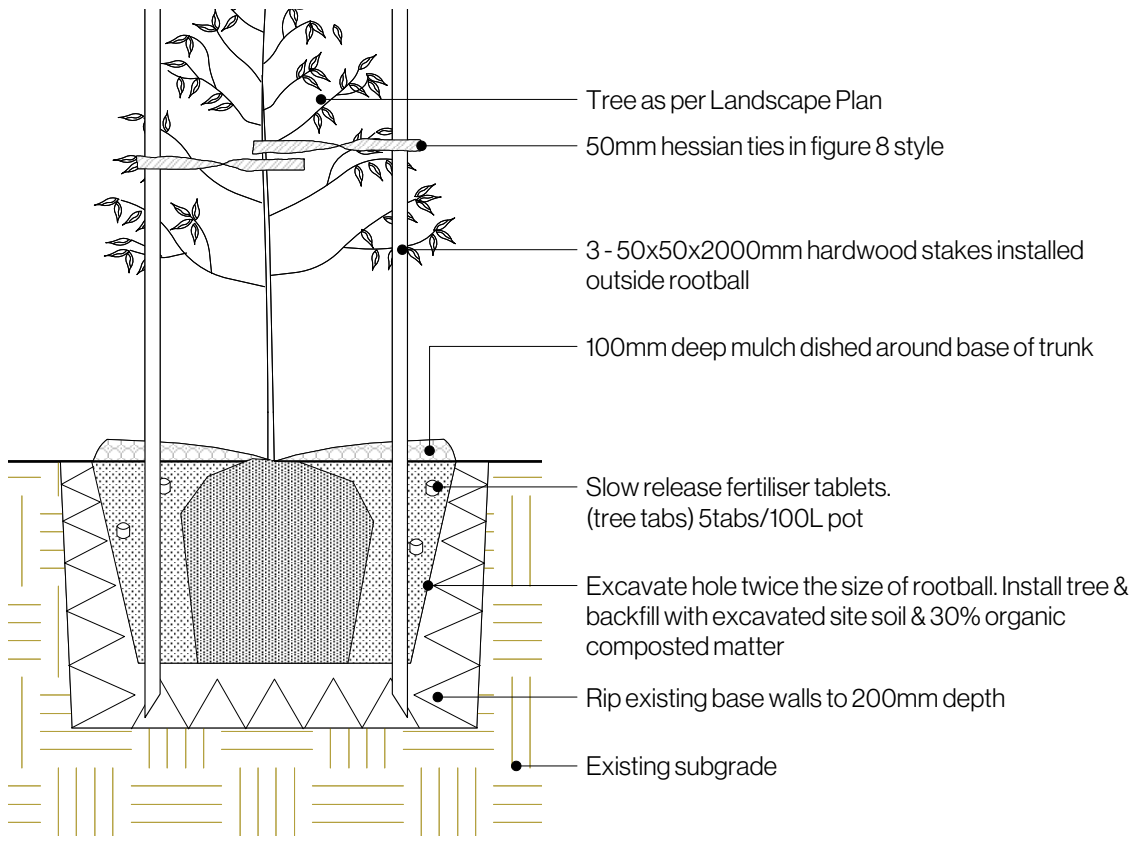




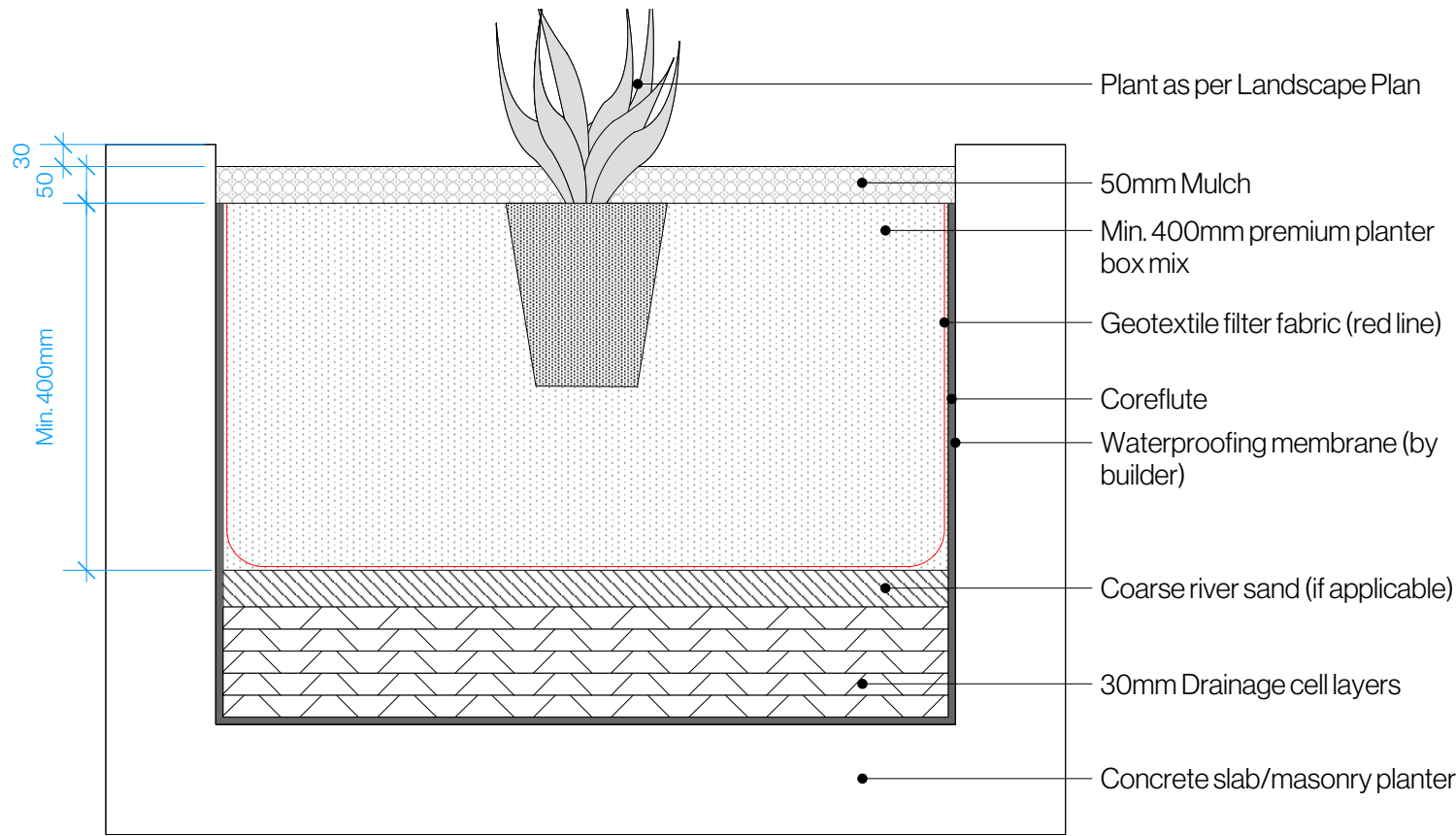
1 Steel Edging Detail
Scale: 1:10



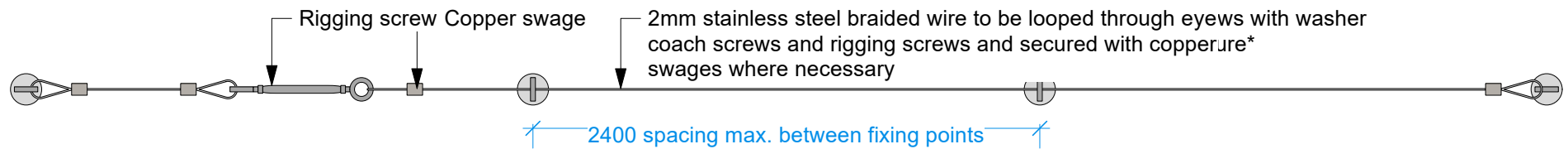
2 Shrub in Ground
Scale: 1:10



3 Staked Tree in Ground
Scale: 1:25



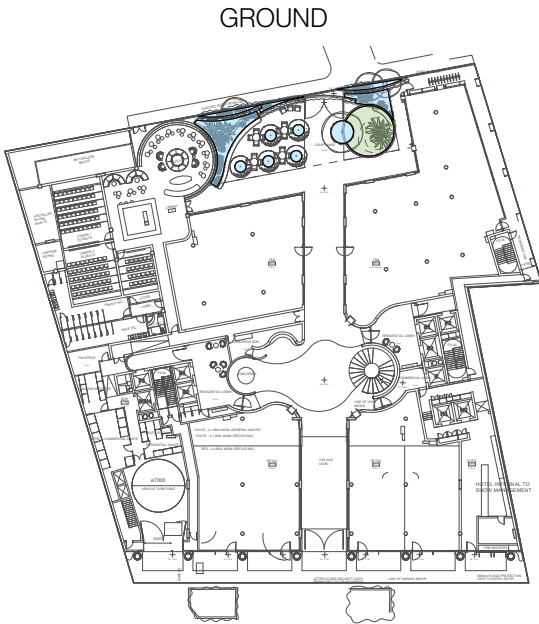
4 Planter detail
Scale: 1:10



5 Stainless steel wires
Scale: 1:8

- * - Masonry structures: drill 10mm hole and use 10mm Ramset Plugs to fix Eye coach screw into
- Soft wood structures: drill 5mm hole to fix Eye coach screw into
- Hardwood structures: drill 6mm hole to fix Eye coach screw into

LANDSCAPE AREA TOTAL: 1236 Sqm
LAWN AREA TOTAL: 101 Sqm



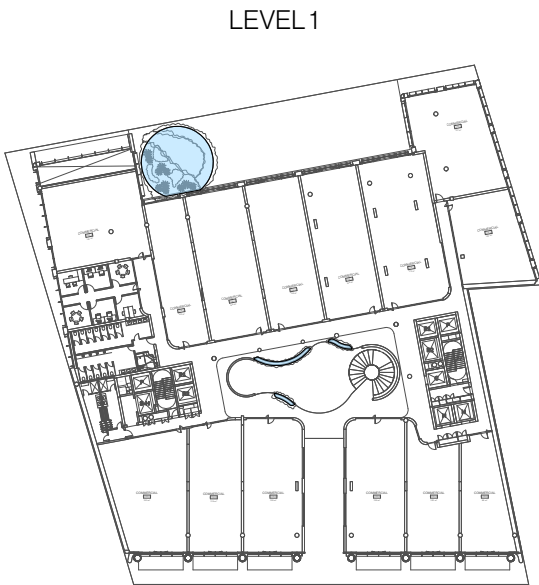
- = Ground Landscape Area: 58.4 Sqm
- = Ground Lawn Area: 32.1 Sqm



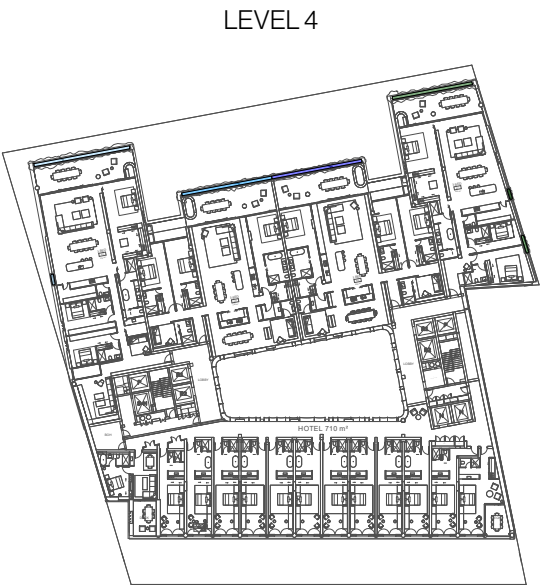
- Level 3 Landscape Area: 75.4 Sqm
- = 301 Landscape Area: 5.7 Sqm
 - = 302 Landscape Area: 3.1 Sqm
 - = 303 Landscape Area: 3.4 Sqm
 - = 304 Landscape Area: 3.2 Sqm
 - = 305 Landscape Area: 5.7 Sqm
 - = Hotel Landscape Area: 54.3 Sqm



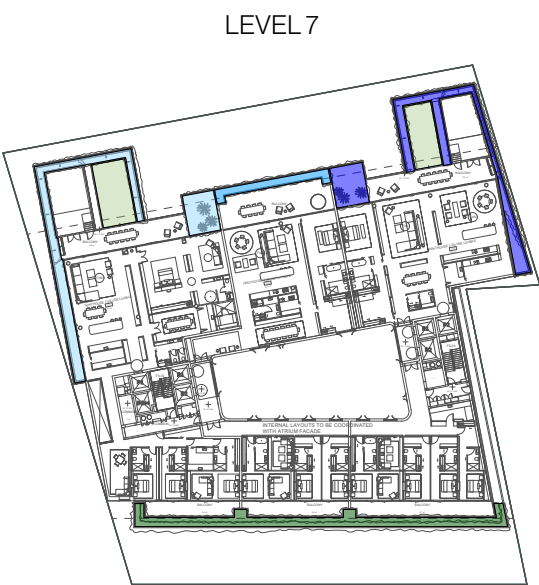
- Level 6 Landscape Area: 28.2 Sqm
- = 601 Landscape Area: 5.6 Sqm
 - = 602 Landscape Area: 4.7 Sqm
 - = 605 Landscape Area: 4.7 Sqm
 - = 606 Landscape Area: 5.7 Sqm
 - = 607 Landscape Area: 1.9 Sqm
 - = 606 Landscape Area: 2.5 Sqm
 - = 603 Landscape Area: 2.5 Sqm
 - = 604 Landscape Area: 0.7 Sqm



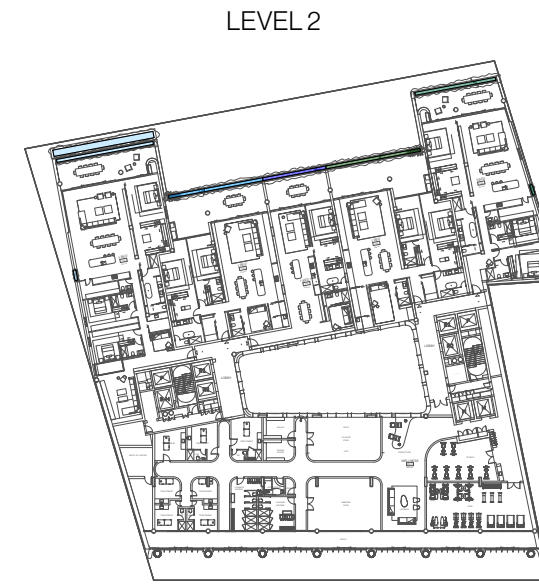
- = Level 1 Landscape Area: 75.9 Sqm



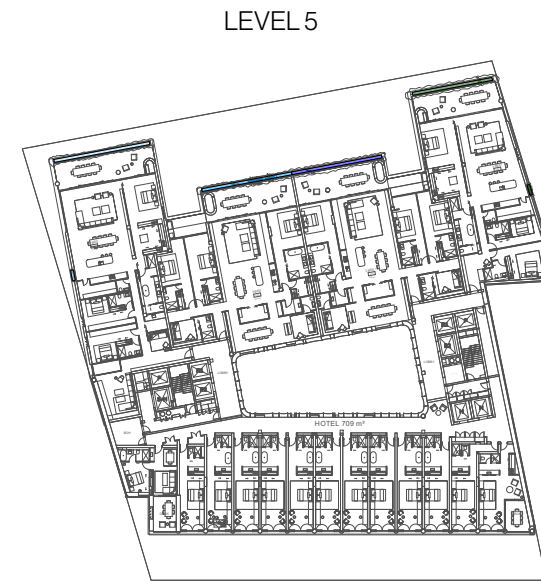
- Level 4 Landscape Area: 20.7 Sqm
- = 401 Landscape Area: 5.6 Sqm
 - = 402 Landscape Area: 4.7 Sqm
 - = 403 Landscape Area: 4.7 Sqm
 - = 404 Landscape Area: 5.7 Sqm



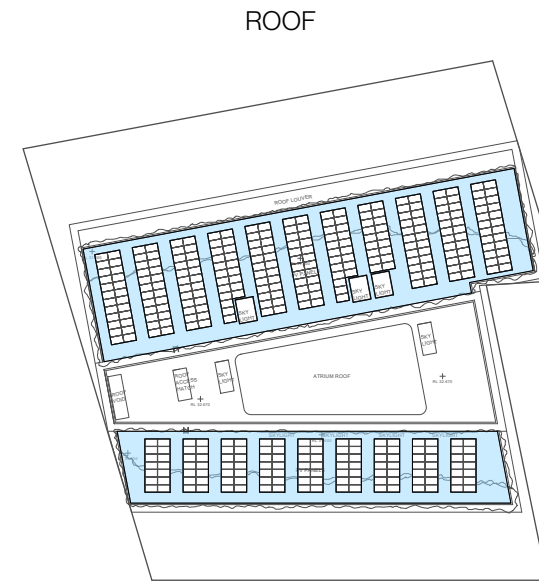
- Level 7 Landscape Area: 241.7 Sqm
- = 701 Landscape Area: 80.4 Sqm
 - = 702 Landscape Area: 17.7 Sqm
 - = 703 Landscape Area: 76.5 Sqm
 - = Southern Landscape Area: 67.1 Sqm
 - = 701 Lawn Area: 37.7 Sqm
 - = 703 Lawn Area: 30.8 Sqm



- Level 2 Landscape Area: 36.4 Sqm
- = 201 Landscape Area: 17.1 Sqm
 - = 202 Landscape Area: 5 Sqm
 - = 203 Landscape Area: 3.4 Sqm
 - = 204 Landscape Area: 5.1 Sqm
 - = 205 Landscape Area: 5.6 Sqm



- Level 5 Landscape Area: 20.7 Sqm
- = 501 Landscape Area: 5.6 Sqm
 - = 502 Landscape Area: 4.7 Sqm
 - = 503 Landscape Area: 4.7 Sqm
 - = 504 Landscape Area: 5.7 Sqm



- = Roof Landscape Area: 678.1



EXISTING CANOPY COVERAGE



Tree Canopy Key:

= Existing canopy extent

Tree Canopy Area = 341.1Sqm

9.3% of site (Site = 3674 Sqm)

PROPOSED CANOPY COVERAGE



Tree Canopy Key:

= Potential tree canopy extent (3x3m minimum)

Tree Canopy Area = 569.7 Sqm

15.5% of Site (Site = 3674 Sqm)

Tree Canopy Schedule:

Botanic Name	Common Name	Mature Height(m)	Mature Canopy Width (m)	Pot Size	Qty
Betula nigra	Tropical Birch	4-7m	7.13m	200Ltr	5
Olea Europea	European Olive	3-5m	8m	Super Adv	1
Olea Europea	European Olive	3-5m	8m	300Ltr	3
Ficus Microcarpa	Malayan Banyan	14m	25m	Existing	2

Note: Due to very limited access to deep soil from built form, this development is unable to achieve the minimum tree canopy area of 30%. We have been able to increase canopy coverage by 6.2% by developing a landscape design that integrates raised planting through planters and mounding techniques. The rear courtyard area will reach 66% canopy coverage through the implementation of this landscape design.