

DOLLS POINT CAFE

179 RUSSELL AVENUE, DOLLS POINT, NSW

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Analysis

The cafe and associated landscape is a key landmark and activator for Doll's Point and the surrounding neighborhoods. The proposed landscape will be a continuation of the high quality landscape that was recently completed as part of the Depena Reserve playground upgrade.

- Legend
- 

Site
- 

Green open space
- 

Bus Stop
- 

Bike path
- 

Water bodies
- 

Creekline
- 

Main roadway
- 

Secondary roadway



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 approved by Bayside Council.

Connection

Depena Reserve is a popular park with valued amenity offerings. The landscaping around the Doll's Point Cafe 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.

Space Making

Articulates the landscape to create attractive and multifunctional spaces for people



Landscape Design Statement



PROJECT OVERVIEW

Dolls Point Cafe building is perched up above its surroundings, accentuating views of the surrounding park and Botany Bay beyond. To knit the building into its immediate surroundings a sloping lawn meets the southern deck, providing an informal dining, seating area with the opportunity for locals to recline on the well-drained embankment while they enjoy a coffee or sandwich.

A ring of low-lying swales surround the building, celebrating the water's journey from the cafe roof to the bio-retention basin on the edge of the car park. The basin also collects and treats surface runoff from surrounding hardstand areas.

The Woodland corner to the east of the cafe sets-up a green edge to the car park while providing an intimate, shaded nook, with seating and space for preprogrammed play. The dense foliage along its northern and eastern edges provides shelter from the prevailing winds, while opening up to views towards the south-east.

Meandering pathways connect the cafe to a number of other facilities in the park including the newly constructed playground, alfresco dining shelters, open fields and the pedestrian track along the water's edge.

MATERIALITY & URBAN ELEMENTS

Proposed materiality for the project connects with the existing public domain palette.

Detailed design of elements such as paving, furniture, fencing and lighting will be developed further during detailed design.

VIEWS/PRIVACY

The design acknowledges the opportunity to provide communal open space that takes advantage of key views over the park and towards the bay.

AMENITY

The design incorporates a variety of amenities such as spill-out spaces for the Cafe, lawn seating berms and sheltered kickabout space.

ACCESSIBILITY

Gently graded pathways will provide accessibility for all age groups and degrees of mobility, ensuring that residents can access site amenities comfortably. Paths are rationally laid out into a clear and identifiable network, assisting orientation for visitors and access to and from building entries.

LIGHTING

Lighting will ensure adequate levels of illumination to address CPTED, and will be delivered in an artful way to express key features of the design – architectural façade elements, landscape features, and wayfinding signage.

Unobtrusive lighting will be incorporated where appropriate to enable night time recreational use.

DRAINAGE & IRRIGATION

Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water.

Permanent irrigation will be provided to all soft landscape areas.

SOIL

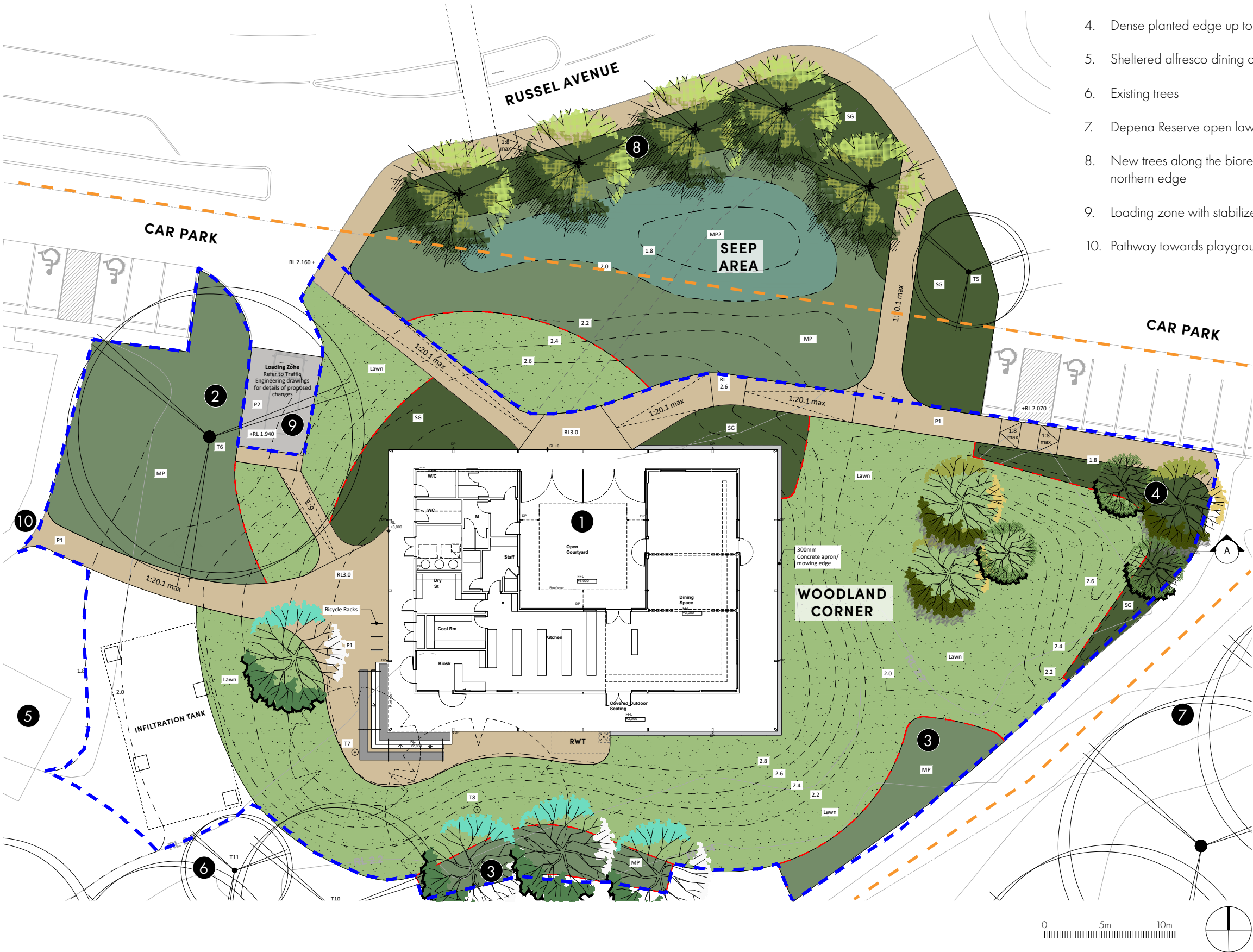
The planting comprises of a complementary mix of indigenous species. Soil profiles will be provided which have modest nutrient levels, particularly phosphorus. Suggested material would equal Australian Native Landscapes 'Low P' mixture.

PLANT ESTABLISHMENT & MAINTENANCE

An experienced landscape maintenance contractor will be engaged to keep all plant material in a state of health and vigour after practical completion.

Landscape Plan

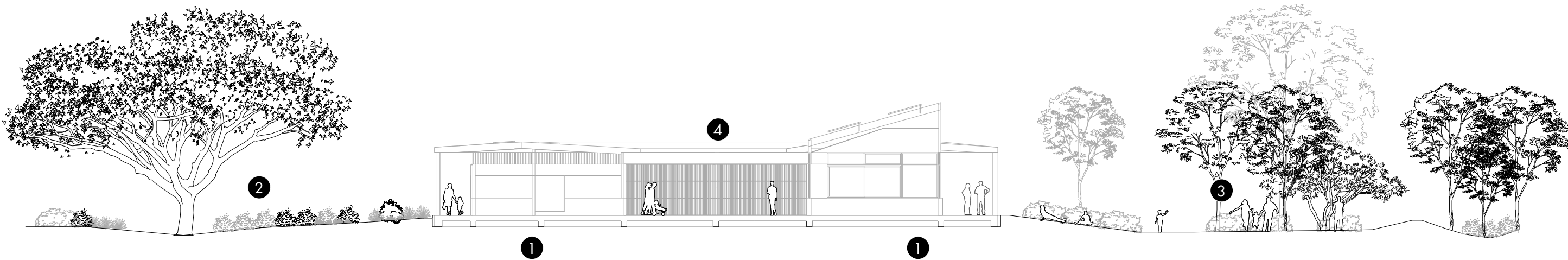
Existing trees	
	Existing trees to be retained
	Existing trees to be removed
New proposed trees	
	<i>Acacia implexa</i> 45ltr no.5
	<i>Banksia integrifolia</i> 45ltr no.3
	<i>Banksia marginata</i> 45ltr no.3
	<i>Eucalyptus robusta</i> 200ltr no.4
Lawn (1178m²)	
	Rolled <i>Cynodon Dactylon</i> (Couch Turf)
Meadow Planting Mix (680m²)	
	<i>Anigozanthos 'Yellow Gem'</i> 140mm@1/m²
	<i>Austrostipa stipoides</i> 140mm@2/m²
	<i>Patersonia occidentalis</i> 140mm@1/m²
	<i>Ficinia nodosa</i> tubestock@3/m²
	<i>Pennisetum alopecuroides 'Nayfray'</i> tubestock@3/m²
Meadow Planting Mix (Seep Area) (176m²)	
	<i>Lomandra longifolia</i> 140mm@2/m²
	<i>Lomandra multiflora</i> 140mm@1.5/m²
	<i>Juncus usitatus</i> 140mm@0.5/m²
Shrubs and Groundcovers Planting Mix (453m²)	
	<i>Correa alba</i> 140mm@1.5/m²
	<i>Myoporum insulare</i> 140mm@1/m²
	<i>Olearia axillaris</i> 140mm@1/m²
	<i>Carpobrotus rossi 'White'</i> 140mm@0.5/m²
Hard Landscape	
	Insitu Concrete Walkway Finish: Brushed 520m²
	Stabilized Gravel 40m²
	Lawn Edging Finish: Timber 151Lm
	Bicycle Rack Finish: Steel 3no
General	
	DA Scope Line



Landscape Sections

Legend

- 1. Dolls Point Cafe
- 2. Existing fig tree in Meadow planting
- 3. Woodland Corner - Dense planted edge with shaped mounds
- 4. Courtyard



0 5m
SCALE - 1:200 @ A3

Planting Palette

MIXES:

- MEADOW PLANTING MIX
- MEADOW PLANTING MIX (SEEP AREA)
- SHRUBS AND GROUNDCOVERS PLANTING MIX

CATEGORIES:

GRASSES & FLAXES

- Austrostipa stipoides* (Coast Spear Grass)
- Patersonia occidentalis* (Native Iris)
- Pennisetum alopecuroides* 'Nayfray' (Chinese Fountain Grass)

RUSHES & SEDGES

- Ficinia nodosa* (Club Rush)
- Lomandra longifolia* (Basket Grass)
- Lomandra multiflora* (Mat Rush)
- Juncus usitatus* (Common Rush)
- Anigozanthos* 'Yellow Gem' (Kangaroo Paw)

GROUNDCOVERS

- Carpobrotus rossi* 'White' (Pig face)

SMALL SHRUBS

- Correa alba* (White Correa)

LARGE SHRUBS

- Myoporum insulare* (Common boobialla)
- Olearia axillaris* (Coastal Daisybush)

TREES

- Acacia implexa* (Hickory Wattle)
- Banksia integrifolia* (Coast Banksia)
- Banksia marginata* (Silver Banksia)
- Eucalyptus robusta* (Swamp Mahogany)



Precedent Images



Brushed Concrete Pathways



Shrub and Groundcover Planting



Meadow Planting

Tree Protection Specification

1.0 PROJECT ARBORIST:

The approved Project Arborist, TreeiQ, shall be engaged prior the commencement of work on site and supervise works as indicated in this Tree Protection Specification and the Arboricultural Impact Assessment (Report No: DOLLS/POINT/AIA/A).

2.0 INSPECTION/HOLD POINTS & CERTIFICATION:

Provide 3 working days’ notice for inspections and/or supervision to be undertaken at the following stages:

DESCRIPTION	INSPECTION TYPE
Site meeting prior to commencement of works on site.	Hold Point
Installation/relocation of TPZ fencing	Hold Point
Root pruning	Undertaken by the Project Arborist only
Excavation works	Direct supervision required for excavations with Structural Root Zone (SRZ)
Completion of works on site	Hold Point

3.0 COMPLIANCE:

This Tree Protection Specification are subject to approval from the relevant Consent Authority. Any variation from the methods outlined within this Tree Protection Specification requires prior authorisation from the Project Arborist.

4.0 TREE PROTECTION ZONE:

Areas as indicated on TreeiQ drawing: TPZ/SRZ Plan are to be treated as a Tree Protection Zones (TPZ). Works within the TPZ’s shall be supervised by the Project Arborist. Machinery/vehicles working within the swing radius of a tree shall work in conjunction with a spotter to ensure that adequate clearance from the trees is maintained at all times. Machinery shall not contact a tree’s roots, trunk, branches or crown. Vehicular and machinery movement within the TPZ shall be avoided wherever possible. Vehicular and machinery access within the TPZ shall be restricted solely to areas of existing pavement or where ground protection has been installed as per the ‘Branch, Trunk and Ground protection’ detail in TreeiQ’s report (page 27). The following activities shall be excluded from the TPZ, unless otherwise approved by the Project Arborist:

- Modification of existing soil levels, excavations or trenching
- Cultivation of the soil
- Storage of materials, plant or equipment, or erection of site sheds
- Affixing of signage or hoarding to the trees
- Preparation of building materials or refuelling
- Disposal of waste materials and chemicals
- Any other activities that may cause damage to the trees

5.0 TPZ FENCING:

It is understood works associated with the project will be undertaken within a fenced works zone designed to exclude the public. Trees included within the fenced works zone should be protected as per the ‘Tree Protection Fencing’ detail in TreeiQ’s report (page 26).

6.0 GROUND PROTECTION:

Machinery is to be excluded from the TPZ unless operating from the existing slabs, pavements or areas of ground protection. Ground protection shall be installed as per the ‘Branch, Trunk and Ground protection’ detail in TreeiQ’s report (page 27)

7.0 SITE MANAGEMENT:

Materials, waste storage, and temporary services shall not be located within the TPZ.

8.0 STRUCTURE & PAVEMENT DEMOLITION:

Demolition of existing structures/pavement within the TPZ shall be supervised by the Project Arborist. Machinery is to be excluded from the TPZ unless operating from the existing slabs, pavements or areas of ground protection. Machinery shall work in conjunction with a spotter to guide the machinery operator and ensure that the ground surface/tree roots beneath the structure/pavement are not disturbed/damaged by demolition works. Machinery should not contact any part of a tree. Wherever possible, footings or elements below grade shall be retained to minimise disturbance to roots. The Project Arborist shall assess any inground structures within the SRZ prior to their removal and determine if these structures may be contributing to the stability of the tree. Where required, inground structures should be retained in situ.

Small structures to be demolished within a TPZ shall be carefully broken up in small sections using a hand-operated pneumatic/ electric breaker and waste material removed by hand/hand tools. When removing slab/pavement sections within TPZ, machinery shall work backwards out of the TPZ to ensure machinery remains on un-demolished sections of slab at all times. Existing sub-base materials within a TPZ shall remain in-situ and (and reused) where possible. If the existing sub-base is to be removed, these works shall be undertaken by hand/hand tools ensuring that tree roots are retained and protected.

9.0 EXCAVATIONS, ROOT PROTECTION & ROOT PRUNING

Excavations within the TPZ shall be supervised by the Project Arborist with roots (>25mmø) retained and protected as required by the Project Arborist. Excavation within the SRZ shall be undertaken using hand tools only. Excavations within the TPZ and outside the SRZ can be undertaken using a compact (<2t)excavator fitted with a flat bladed bucket. No over excavation, battering or benching shall be undertaken beyond the footprint of any structure without prior approval from the Project Arborist.

Roots (>25mmø) shall be pruned by the Project Arborist only. Roots (<25mmø) may be pruned by the Principal Contractor. Root pruning shall be undertaken with clean, sharp secateurs or a pruning saw to ensure a smooth wound face, free from tears. Damaged roots shall be pruned behind the damaged tissues with the final cut made to an undamaged part of the root.

1.10 PAVEMENT/SLABS/KERB INSTALLATION:

Installation of the pavements/slabs and sub-base within the TPZ shall be supervised by the Project Arborist. The new surfaces and sub-base materials shall be placed at (for areas of existing pavement only) or above grade to minimise excavations and retain roots (unless prior root investigation results show above sensitive construction to be unnecessary).

If roots (>25mmø) are encountered during the installation of the new sub-base and surfaces, these roots must be retained in an undamaged condition and advice sought from the Project Arborist. Adjustment of final levels and thinning of pavement and subbase profile shall remain flexible to enable the retention of structural roots (>25mmø) where deemed necessary by the Project Arborist. Compaction of the subbase within the TPZ shall be consolidated with a pedestrian-operated plate compactor only. Only hand compaction is allowable around roots (>25mmø).

Where required, new kerbs/haunching within the TPZ should be modified to bridge tree roots (>25mmø) unless root pruning is approved and undertaken by the Project Arborist.

11.0 UNDERGROUND SERVICES & PITS:

Underground services including drainage shall be installed using tree sensitive methods (refer Section 9.0) with the services and pits installed around/below roots as required by the Project Arborist. Boring methods are permissible where approved by the Project Arborist. Excavations for starting and receiving pits for boring equipment should be located outside of the TPZ areas or located to avoid roots (>25mmø) as required by the Project Arborist.

12.0 SOFT LANDSCAPING:

Planting of new trees, shrubs and ground covers and the installation of turf within the TPZ areas shall be undertaken using hand tools and roots (>25mmø) shall be protected. No mechanical cultivation/ripping of soils shall be undertaken within TPZ areas.

Meadow Planting (Seep Area) Section

