

Date: 12.12.18

To: Northern Beaches Council

Cc: Project Architect – MHDP
Client – Meraki Developments Pty Ltd

Project address: 96 – 104 Cabarita Road, Avalon

Project Description: Subdivision and 9 new dwellings

Landscape documentation ref: JKLA project 1916. Issue C for DA

Landscape Design Statement

The proposal involved the amalgamation and subsequent subdivision of a large waterfront parcel of land on the southern shoreline of Careel Bay. 9 new dwellings and a communal driveway have been sympathetically located by the project Architect.

JKLA was engaged to design the landscape surrounding the dwellings and driveway.

Landscape Masterplan

The masterplan for the site was to achieve a net positive tree canopy, extensive screening between the master site and neighbouring properties, avoid view loss for neighbouring properties and increasing locally indigenous flora to support local fauna. This has been achieved via the proposed extensive tree planting including *C. maculata*, *L. australis*, *T. laurina*, *E. reticulatus* and *C. gummiferum*. In total, there are 109 canopy trees proposed on the landscape plan. Further trees are proposed in the Ecology report.

It is noted that the Landscape Plans do not include the areas nominated as Environmental Protection Areas and Native Revegetation Areas as per the report undertaken by GIS environmental. For these areas, all details of revegetation and management will be specified in a Biodiversity Management Plan (BMP) being prepared by GIS Environmental.

Within Lots 6 to 9, planting has also been specified by GIS Environmental as they are within the Pittwater riparian zone. However, these areas are less ecologically critical and unlike the areas referred to above, planting will not be undertaken until the dwellings are constructed on the subject lots. For this reason, they are not part of the BMP and will be managed as required by conditions of consent. The riparian zone is comprised of 3 areas: Area A is PWSPF, Area B is SOFF and Area C is general landscaping.

Minimal tree planting has been proposed on the north side of the adjacent neighbour at 90 Cabarita Road, to retain their water view.

Privacy planting is proposed between proposed between the subject site and the neighbours on the south east, west and north west boundaries.

Approximately 95% of all plants proposed for the entire site are locally indigenous belonging to the PWSPF and or the SOFF communities.

Landscape design for individual lots

The landscape design of each lot is customized to the local environment, dwelling design and neighbouring property.

Each dwelling is afforded privacy through tall, narrow planting between dwellings. In some instances, the setbacks only allow for this planting to be located on one lot, therefore the landscape design of Lot 6 and Lot 7 (for example) need to be read in conjunction.

Pedestrian access is afforded to each dwelling generally via the driveway and then a separate pathway to the main dwelling entrance. A garden path for maintenance access is allowed on at least one side of the dwelling. These paths are designed as permeable pebble or gravel surfaces with sandstone stairs. No excavation is to take place for the construction of these paths as they are often located within TPZs.

Similar garden paths of permeable surface with sandstone stairs are designed to allow waterfront access for the occupants of Lot 6 to 9. Due to the informal and subdued aesthetic of these paths, they will blend harmoniously into the landscape within this waterfront setback area.

Landscape design of communal lot (lot 1)

The communal lot (Lot 1) is dominated by the driveway, a small portion of landscape on either side, and the bio-retention swale and ponds.

General landscape of locally indigenous species is found on either side of the driveway in the southern area of Lot 1.

In the central area, the bio retention planted swale dominates the landscape zone of Lot 1. The planting for such is detailed on the planting plans for Lot 2, 3 and 4.

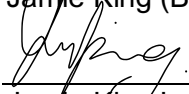
The bio retention ponds are located in the western end of Lot 1 and demonstrated on the Communal Areas Landscape Concept Plan 4. These ponds are further described on the relevant engineering designs.

Lastly, a small waterfront area of Lot 1 is shown on Communal Areas Landscape Concept Plan 5. This area includes some screen planting from Lot 9, a dinghy storage area and level turf lawn as per existing.

Overall, the landscape design of the proposed development has been designed to enable the proposed dwellings to blend into their surrounding landscape and enhance the flora of the existing site. The extensive landscaping proposed and dominance of planting over built features will enable the development to set a new benchmark for environmentally sensitive subdivisions on the Northern Beaches.

Please do not hesitate to contact me if further clarification is required.

Kind Regards,
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