



MYLES BALDWIN DESIGN

82 - 84 Bower Street

Manly

LANDSCAPE DESIGN STATEMENT



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Landscape Design Statement

To whom it may concern;

The following design statement has been prepared to supplement the landscape documentation prepared by Myles Baldwin Design and represented in the drawings:

- 428_DA_01 – Issue B Cover page
- 428_DA_02 – Issue A Plant Schedule
- 428_DA_10 – Issue B Landscape Plan – Front Garden
- 428_DA_11 – Issue B Landscape Plan – Rear Garden
- 428_DA_20 – Issue A Southern Elevation
- 428_DA_21 – Issue A Sections 1
- 428_DA_22 – Issue A Sections 2
- 428_DA_23 – Issue A Sections 3
- 428_DA_24 – Issue A Sections 4
- 428_DA_25 – Issue A Sections 5
- 428_DA_35 – Issue A Typical Details
- 428_DA_50 – Issue A General Specification

Design Intent

While the design intent for the two properties varies, the general theme remains the same across 82 and 84. Sydney gardenesque with a touch of exotica is apparent in both designs, seen through the planting palette made up of a mix of natives and exotics to compliment the surrounding areas and accommodate the site conditions.

The streetscape on Bower Street consists of *Melaleuca* trees, situated on the southern side of the road only. Immediately out the front of 82 and 84, there are no street trees, and the existing street frontage consists of an existing garage to the southwestern corner of the property and an existing front fence covered in *Ficus pumila*.

82 Bower Street

Upon entry to the property at 82 Bower Street, you are greeted with a view of the proposed feature *Lagerstroemia natchez* tree as you descend the stairs into the entry garden. The central lawn area is framed by garden on the east, south and western sides, with a hardstand outdoor terrace situated on the northern side of the garden. The outdoor terrace has been designed as a spill out hardstand from the house, which can be utilised for outdoor dining accompanied by proposed BBQ amenities.

The canopy tree plantings consist of native *Cupaniopsis anacardioides* and *Tristaniaopsis 'Luscious'*. *Olea europaea* is proposed as smaller feature trees to provide a contrast in foliage colour. The understorey consists of mixed shrubbery, foliage plants and groundcovers. The new plantings downplay the presence of the garage structure and boundary walls. The proposal satisfies the DCP's objectives of 3.3.1 Landscaping Design and 4.1.5 Open Space and Landscaping.

The rear garden consists of a similar planting palette as the front proposal, although focus's more on salt-tolerant plants (mix of natives and exotics) to handle the conditions. The planting palette aligns with the DCP 3.3.1 Landscape Design, specifically a) Landscape Character item iii, and b) iii. The proposal works in the previously approved pool with access stairs down to the lower garden and lawn area. There are no canopy trees within the rear garden, although we have included a single *Olea europaea*. This particular tree has been included as a small feature tree. It will be maintained as such, as the design intent is for an old tortured trunk olive that still maintains view lines over the top of its low canopy whilst downplaying the northern face of the pool wall. This specifically addresses the objectives in the DCP 4.1.5 Open Space and Landscaping, Objective 3.



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84 Bower Street

The main design elements within the front garden are the feature trees (consisting of *Dracaena draco* and *Olea europaea*), the eastern boundary stone clad wall and the concrete entry stairs and bench. The larger lawn area within this area provides a balance against the built structure (concrete paving and stone wall). The inclusion of the *Glochidion ferdinandi* and *Westringia fruticosa* provides a native component to the garden and a canopy to the western portion of the property as per DCP Landscaping Design 3.3.1, b).

The understorey consists of naturally mounding plants (*Pittosporum* and *Elaeagnus* etc.), contrasted by a mix of *Cycas* and succulents, which can be seen in the garden bed against the western boundary and raised planter adjacent to the front door. Modern concrete stairs provide access from the lower garden to the front door. The stairs have an integrated seating bench and raised planter.

Due to the existing level change on the property, the rear portion of the garden consists of new planters proposed within the new bench seat and terrace fire pit area. The proposal incorporates the existing stonewall along the northern boundary, forming the foundation of the new terrace. All new stonework will be sandstone to compliment the surrounding area, including a modern concrete bench seat visible from within the property.

The plant material is a combination of native and exotic, both of which will tolerate the salty conditions and in keeping with the area. The proposal includes a new gate on the western boundary for security from Marine Parade below. The planting palette aligns with the DCP 3.3.1 Landscape Design, specifically a) Landscape Character item iii, and b) iii.

The landscape within the property boundary on the northern side of the property does not cross into the public open space, and it has no impact on Marine Parade below. However, there are areas of landscape outside of the property boundary that sit above Marine Parade, which will be addressed within a separate application. Salt tolerant native species will be incorporated that are in keeping with existing planting along Marine Parade.

View lines from adjoining properties within the northern aspect of the property have been considered, and the proposed tree placement will not impact any ocean outlooks.

Trees within the southern section of the garden provide privacy screening and amenity to the adjoining properties and provide no impact on overshadowing.

Within the Residential Open Space Areas within the DCP (4.1.5.1 Minimum Residential Total Open Space Requirements), 82-84 Bower Street falls within Area OS3, which requires at least a minimum of 55% of the site area to be open space, and a minimum of 35% of the open space to be landscaped area. The landscape area is calculated at 125m², which is above the minimum 35% landscape area required by the DCP.

Liam McCartney

On behalf of Myles Baldwin Design