

TANYA WOOD

LANDSCAPE ARCHITECTURE

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Friday 1st April 2016

Pittwater Council
PO Box 882
MONA VALE NSW 1660

Att: Development Assessment Officer

Re: LANDSCAPE & ECOLOGICAL STATEMENT FOR RESIDENTIAL BUILDING

SUBJECT PREMISES: 967 BARRENJOEY RD PALM BEACH

The proposed landscape design for the above mentioned property meets the requirements of the Environmental Planning and Assessment Regulation, relevant Australian Standards and relevant conditions of Pittwater Council Local Environmental Plan 2014 and the Pittwater Council Development Control Plan (in force) 2015.

The following design statement for the above mentioned project is a result of numerous site inspections undertaken by Tanya Wood Landscape Architecture (TWLA). The proposal noted by TWLA is inclusive of the detailed Landscape Plan of the immediate residential property. The concept is responsive to the environment whilst realizing the main constraint of the project to be the lack of existing vegetation.

The existing site conditions as noted during initial site analysis are of a property of scorched earth with no existing vegetation of significance, please refer to site survey. There is no evidence of *Corymbia maculata* 'spotted gum' species, nor evidence upon visual inspection of native protected fauna. The existing building is dilapidated, unsafe and in a state of disrepair as is the existing 'landscape'. Majority of the site is covered in random sandstone/concrete paving and other associated hard surfaces. The property is extremely steep with prominent views of Pittwater. Refer image 1.

The landscape plan for the property is inclusive of the waterfront zone, in front of the proposed swimming pool. Existing within this area currently is the concrete shell of an existing swimming pool. The intent of the landscape within this area is to regenerate and provide a generous green elevation, when viewed from the water. Refer image 2.

The native species selected for mass planting along the foreshore will be sensitive to the area, whilst providing visual buffers and a key link in the waterfront ecological corridor. Weed eradication is also noted as part of the landscape scheme. Refer image 3.

A native climber along the retaining wall in front of the pool will aid in softening the built form when viewed from the water. Mixed native palms and under planting to the southern end of the pool will further screen the built structure, and allow for privacy between the subject and neighboring property. Privacy is also achieved along the

southern boundary through tall green screening, marrying with the neighboring existing native boundary plantings.

A level lawn space with mixed foliage planting off the ground floor allows for usable active space for the residents, again with mixed planting to encourage the regeneration of the landscape. The retaining wall and embankment alongside the upper parking area will become a 'green wall' with a climber selected to cover this area. The existing parking area on the upper street level is to remain, with the addition of a stronger landscape element to provide visual amenity to the streetscape.

The landscape intent for the subject property is to regenerate the stark nature of the existing site. Refer image 4. Through the use of mixed foliage, diverse species and interesting canopy trees, the landscape will aid in softening the proposed built form whilst being hardy in nature. There is a discontinuity within the existing landscape and ecological corridor along this waterfront area due to the subject property. The landscape masterplan will redeem this link through the rehabilitation of the site. Surface runoff will be significantly decreased whilst recharging of the groundwater will increase, due to the removal of all existing hard surfaces. The proposed landscape will be of substantial benefit to the overall design scheme.



IMAGE 1: Existing site with no significant vegetation and predominantly hard surfaces



IMAGE 2: Existing concrete pool shell, scorched earth and weeds



IMAGE 3: View up to existing house, extensive hard surfaces and weeds



IMAGE 4: Existing stark landscape nature of subject property

Regards,

Tanya Wood.

Tanya Wood (BLArch, AILA)
Director
TANYA WOOD LANDSCAPE ARCHITECTURE