

LANDSCAPE STATEMENT

The proposed DA Landscape Drawings for 32 Bower St have been designed and set out in accordance with;

- The Client's Brief
- The Northern Beaches Council DCP Documents & Council Conditions Mod2023/0211
- Architectural plans by Eaton Molina

As part of a collaborative design team, 360 Degrees Landscape Architects propose to support clients requirements, architectural function and character through considered and refined landscape design, while also responding to the Northern Beaches Council development guidelines and character within the surrounding Shelly Beach area.

The proposed landscape will increase the site's existing landscape offerings while maintaining landscape areas and deep soil zones for all proposed tree and garden beds to provide usable and attractive garden spaces for the residents.

The proposed landscape consists of a newly landscaped front, side and rear garden areas across the combined lots with a sloped transition and a new swimming pool and paved area to the pool surround.

The front landscape has been designed to flow from the front entry steps through to the rear garden via the north side of the site, creating the effect of a continuous landscape and enveloping the proposed architecture within the site and connection to Marine Parade. Proposed retaining walls and steps are noted as sandstone to maintain the language of the site. Hard elements in the front landscape are also proposed to be recessive in finish to allow the predominately native planting to lend itself to the surrounding Shelly Beach character.

The proposed rear landscape works hand in hand with the proposed architecture to provide a sloped garden bed and leveled lawn area. The proposed planting in the rear landscape is continuous to the style of the front, picking up on coastal and native tones and foliage. The proposed swimming pool has been set at a level which maximises the views out to Shelly Beach and improves the usability of the overall site, allowing for the pool to be used separately to the open lawn area in the rear garden and creating a separate zone of activity. Proposed finishes for the pool have been selected as light and recessive, and the surrounding planting is intended to nestle the structure in the landscape.

The proposed planting consists of plants from the Manly Ward Plant List and additional native plants suitable for the site's coastal environment and additional semi-mature planting of native trees and palms which will provide shade for the garden while maintaining view lines of the harbour for the neighboring properties.

The proposed design meets the required Landscape Area and Deep Soil percentages set by Northern Beaches Council. This information is noted in the Architectural drawing package by Eaton Molina.

Ultimately the design seeks to provide an attractive and usable environment that compliments the local character while improving and strengthening its function to create landscaped garden spaces for the residents to enjoy.

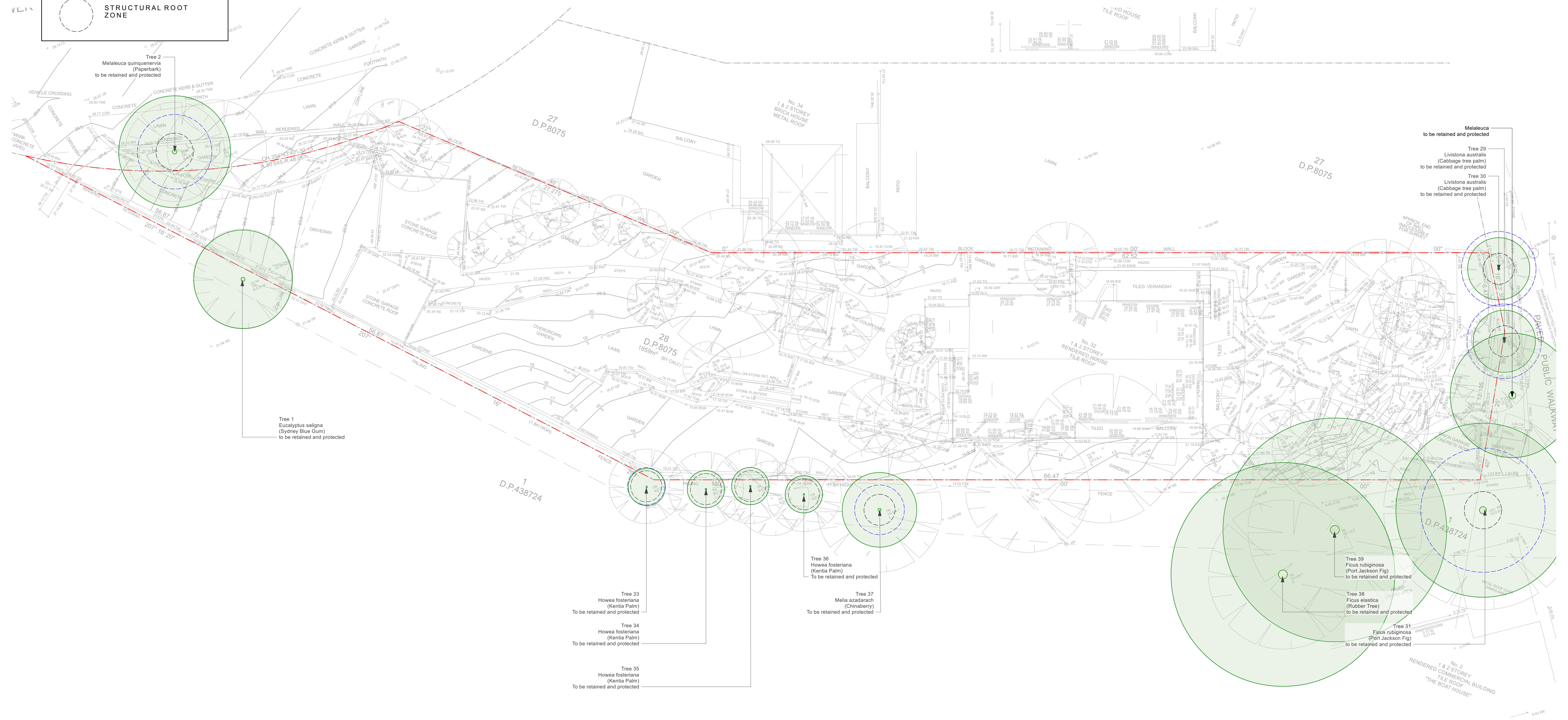
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> S4.55 NOT FOR CONSTRUCTION </div>	Rev	Amendment	Date	By	IMPORTANT NOTES: Do not scale from drawings. All dimensions to be brought to the attention of the Project Landscape Architect. All work shall comply with all applicable Council and State Regulations. All dimensions to be shown otherwise stated. All dimensions shall be to face. All dimensions shall be to face. All dimensions shall be to face. All work shall be carried out in accordance with AIA, BCA and all other Government Regulations. All work shall be carried out in a professional manner by Qualified Technicians according to Landscape Drawings and relevant Specifications. No responsibility will be taken by 360 Degrees Landscape Architects Pty Ltd for any variation in design, construction or other matters specified, and general specifications without permission from the Project Engineer or Landscape Architect. This Drawing is copyright © 2023 Degrees Landscape Architects Pty Ltd	CLIENT	I've Got Time Group	CHECKED	GD	DWG. TITLE Landscape Statement	
	A	S4.55 Issue	22/02/23	DS		ARCHITECT		Eaton Molina			DRAWN
	B	S4.55 Revised	05/09/24	CB		SCALE	As shown		SIZE	A1	STAGE

Level 1, 1 Mary's Place
 Surry Hills, 2010
 P 02 9332 3601
 W 360.net.au
 ABN 90 146 901 322

L-S4.55-02

LEGEND

- SITE BOUNDARY
- TREES TO BE RETAINED
- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE

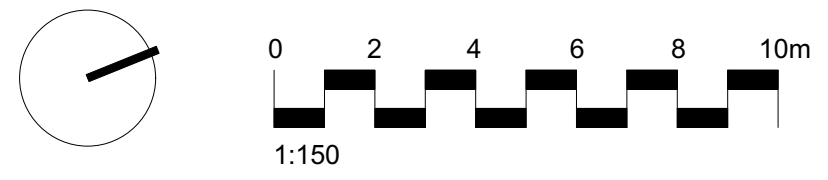


- Tree 2
Melaleuca quinquenervia
(Paperbark)
to be retained and protected
- Tree 1
Eucalyptus saligna
(Sydney Blue Gum)
to be retained and protected
- Tree 33
Howea forsteriana
(Kentia Palm)
To be retained and protected
- Tree 34
Howea forsteriana
(Kentia Palm)
To be retained and protected
- Tree 35
Howea forsteriana
(Kentia Palm)
To be retained and protected
- Tree 36
Howea forsteriana
(Kentia Palm)
To be retained and protected
- Tree 37
Melia azadarach
(Chinaberry)
To be retained and protected
- Tree 29
Livingstonia australis
(Cabbage tree palm)
to be retained and protected
- Tree 30
Livingstonia australis
(Cabbage tree palm)
to be retained and protected
- Tree 38
Ficus elastica
(Rubber Tree)
to be retained and protected
- Tree 31
Ficus rubiginosa
(Port Jackson Fig)
to be retained and protected
- Tree 39
Ficus rubiginosa
(Port Jackson Fig)
to be retained and protected

Refer to Arboricultural Impact Assessment Report
by Botanics Tree Wise People 28/02/23

S4.55
NOT FOR CONSTRUCTION

Rev	Amendment	Date	By
A	S4.55 Issue	22/02/23	DS
B	S4.55 Revised	05/09/24	CB



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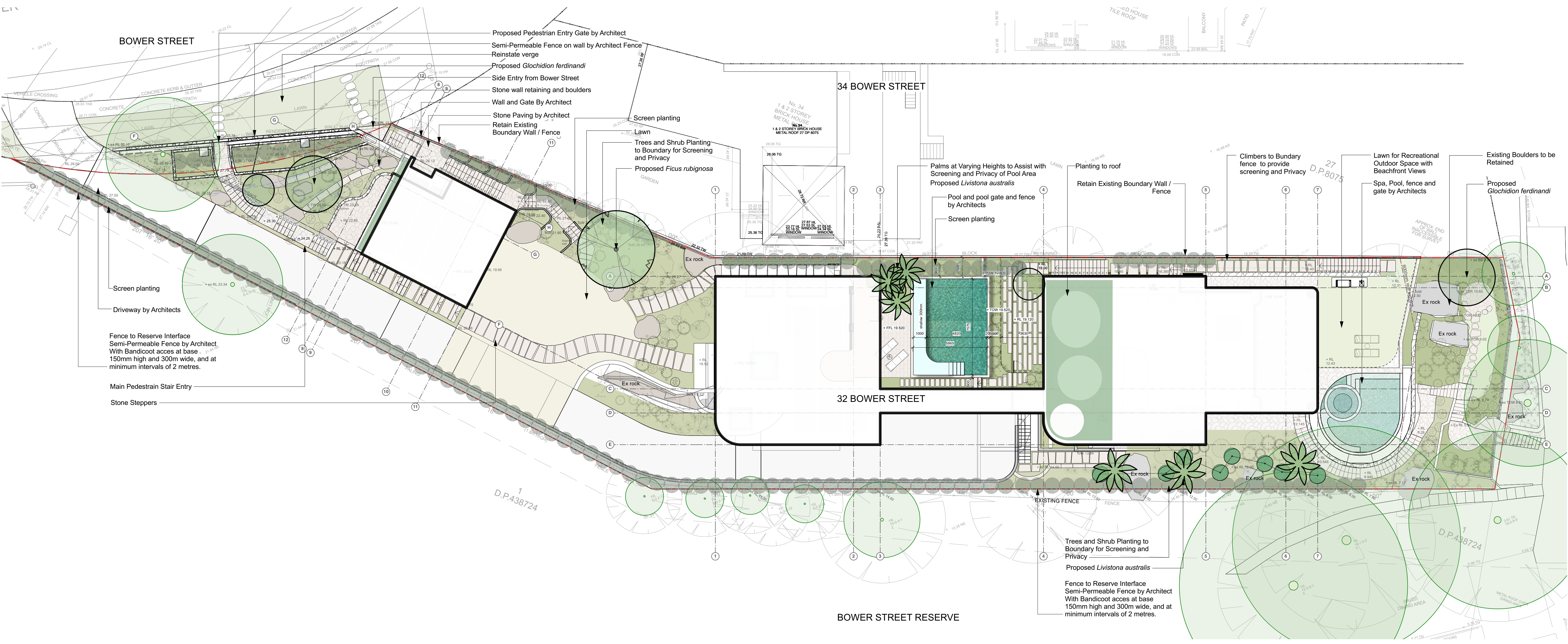
CLIENT I've Got Time Group	CHECKED GD
ARCHITECT Eaton Molina	DRAWN CB
SCALE As shown	SIZE A1
	STAGE S4.55

DWG. TITLE
Tree Protection and Removal Plan

PROJECT
32 Bower St - Manly

360°
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-S4.55-03



BOWER STREET

34 BOWER STREET

32 BOWER STREET

BOWER STREET RESERVE

- Proposed Pedestrian Entry Gate by Architect
- Semi-Permeable Fence on wall by Architect Fence
- Reinstate verge
- Proposed *Glochidion ferdinandi*
- Side Entry from Bower Street
- Stone wall retaining and boulders
- Wall and Gate By Architect
- Stone Paving by Architect
- Retain Existing
- Boundary Wall / Fence

- Screen planting
- Lawn
- Trees and Shrub Planting to Boundary for Screening and Privacy
- Proposed *Ficus rubiginosa*

- Palms at Varying Heights to Assist with Screening and Privacy of Pool Area
- Proposed *Livistona australis*
- Pool and pool gate and fence by Architects
- Screen planting

- Planting to roof
- Retain Existing Boundary Wall / Fence

- Climbers to Boundary fence to provide screening and Privacy

- Lawn for Recreational Outdoor Space with Beachfront Views
- Spa, Pool, fence and gate by Architects

- Existing Boulders to be Retained
- Proposed *Glochidion ferdinandi*

- Screen planting
- Driveway by Architects

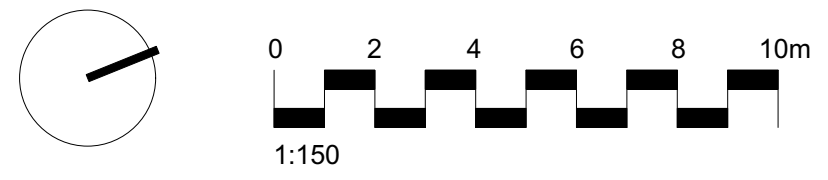
- Fence to Reserve Interface
- Semi-Permeable Fence by Architect
- With Bandicoot access at base
- 150mm high and 300m wide, and at minimum intervals of 2 metres.

- Main Pedestrian Stair Entry
- Stone Steppers

- Trees and Shrub Planting to Boundary for Screening and Privacy
- Proposed *Livistona australis*
- Fence to Reserve Interface
- Semi-Permeable Fence by Architect
- With Bandicoot access at base
- 150mm high and 300m wide, and at minimum intervals of 2 metres.

S4.55
NOT FOR CONSTRUCTION

Rev	Amendment	Date	By
A	S4.55 Issue	22/02/23	DS
B	S4.55 Revised	05/09/24	CB



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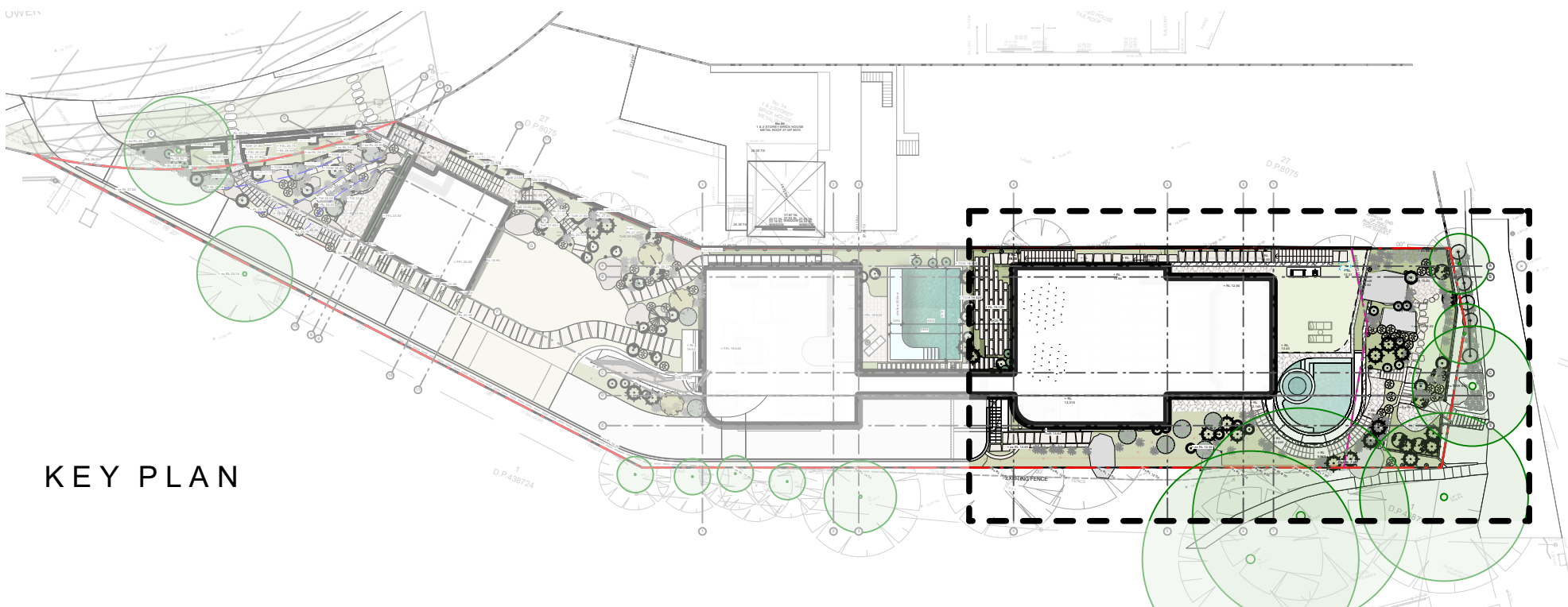
CLIENT I've Got Time Group	CHECKED GD
ARCHITECT Eaton Molina	DRAWN CB
SCALE 1:150	STAGE S4.55

DWG. TITLE
Landscape Plan - Masterplan

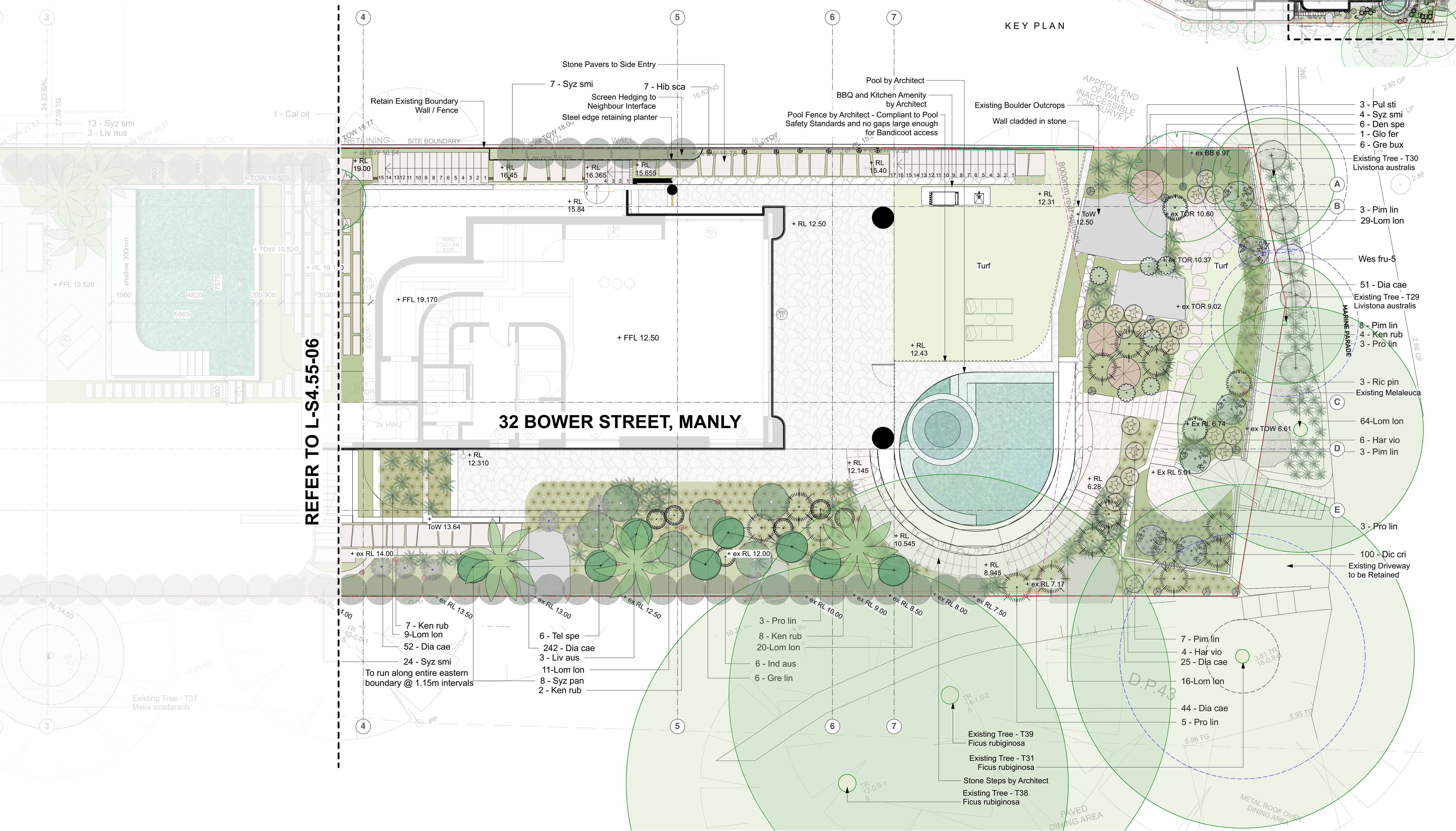
PROJECT
32 Bower St - Manly

360°
Level 1, 1 Mary's Place
Surry Hills, 2010
P 02 9332 3601
W 360.net.au
ABN 90 146 901 322

L-S4.55-04



KEY PLAN



REFER TO L-S4.55-06

32 BOWER STREET, MANLY

- 3 - Pul sti
- 4 - Syz smi
- 6 - Den spe
- 1 - Glo fer
- 6 - Gre bux
- Existing Tree - T30 Livistona australis
- 3 - Pim lin
- 29-Lom lon
- Wes fru-5
- 51 - Dia cae
- Existing Tree - T29 Livistona australis
- 8 - Pim lin
- 4 - Ken rub
- 3 - Pro lin
- 3 - Ric pin
- Existing Melaleuca
- 64-Lom lon
- 6 - Har vio
- 3 - Pim lin
- 3 - Pro lin
- 100 - Dic cri
- Existing Driveway to be Retained

- 7 - Ken rub
- 9-Lom lon
- 52 - Dia cae
- 24 - Syz smi
- To run along entire eastern boundary @ 1.15m intervals

- 6 - Tel spe
- 242 - Dia cae
- 3 - Liv aus
- 11-Lom lon
- 8 - Syz pan
- 2 - Ken rub

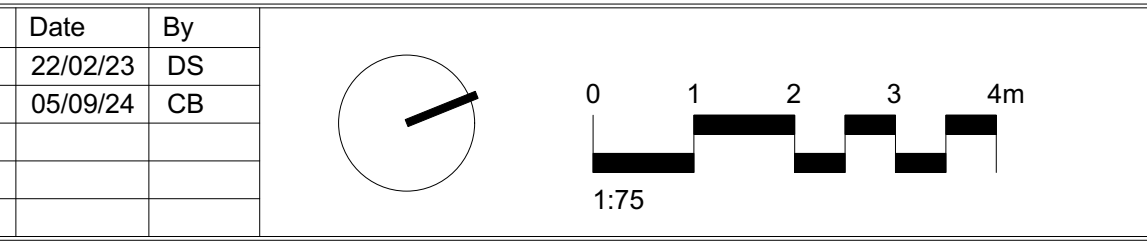
- 3 - Pro lin
- 8 - Ken rub
- 20-Lom lon
- 6 - Ind aus
- 6 - Gre lin

- 7 - Pim lin
- 4 - Har vio
- 25 - Dia cae
- 16-Lom lon
- 44 - Dia cae
- 5 - Pro lin

- Existing Tree - T39 Ficus rubiginosa
- Existing Tree - T31 Ficus rubiginosa
- Stone Steps by Architect
- Existing Tree - T38 Ficus rubiginosa

Rev	Amendment	Date	By
A	S4.55 Issue	22/02/23	DS
B	S4.55 Revised	05/09/24	CB

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CLIENT
I've Got Time Group

ARCHITECT
Eaton Molina

SCALE
1:75

SIZE
A1

CHECKED
GDW

DRAWN
CB

STAGE
S4.55

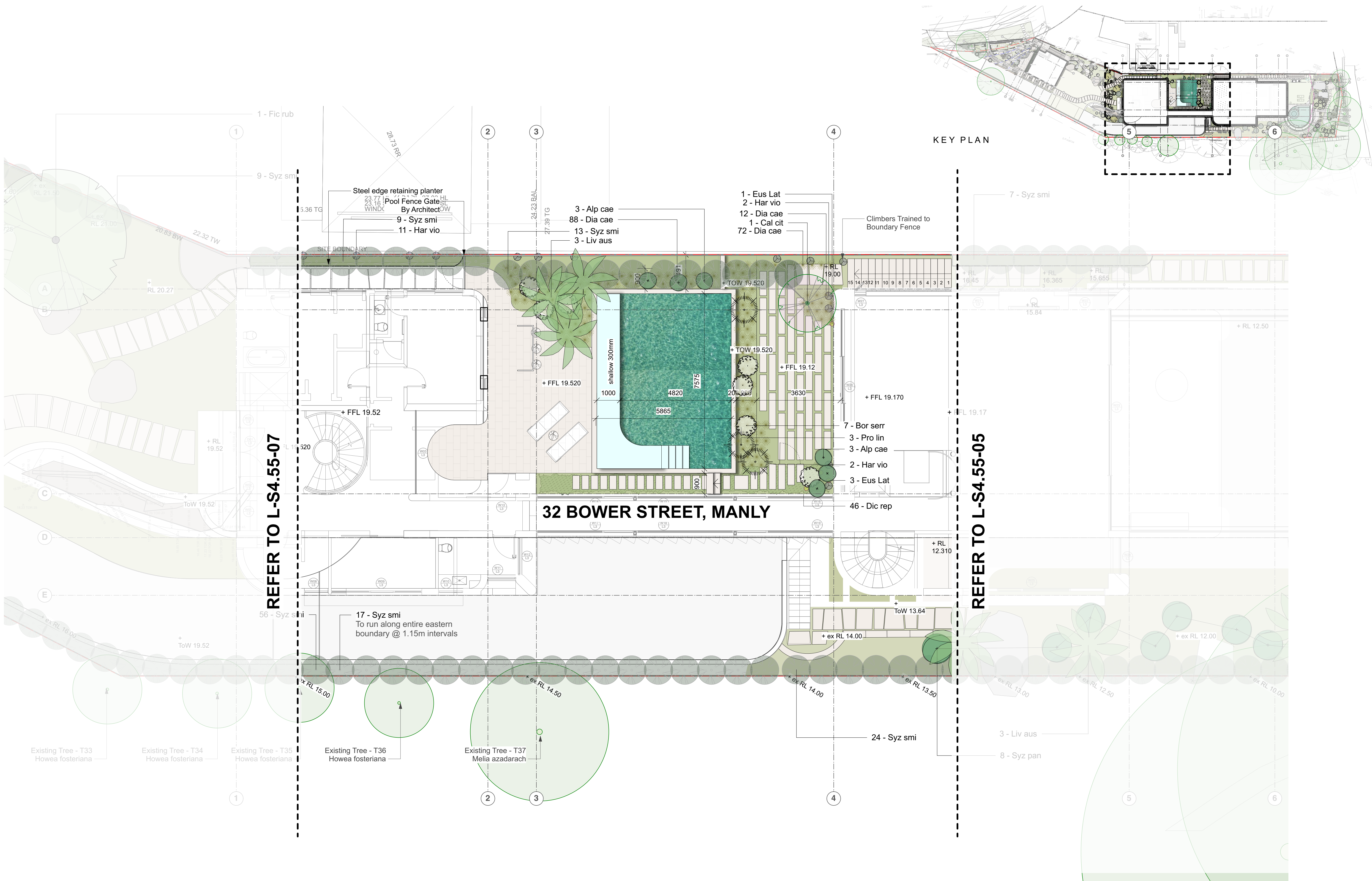
DWG. TITLE
Landscape Plan - Level 1

PROJECT
32 Bower St - Manly

360°
 Level 1, 1 Mary's Place
 Surry Hills, 2010
 P 02 9332 3601
 W 360.net.au
 ABN 90 146 901 322

L-S4.55-05

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A	S4.55 Issue	22/02/23	DS
B	S4.55 Revised	05/09/24	CB

Date	By
22/02/23	DS
05/09/24	CB

0 1 2 3 4m
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 5. All dimensions are to be taken from the top of the object unless otherwise stated.
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 15. All dimensions are to be taken from the front of the object unless otherwise stated.
 16. All dimensions are to be taken from the back of the object unless otherwise stated.

CLIENT I've Got Time Group	CHECKED GD
ARCHITECT Eaton Molina	DRAWN CB
SCALE 1:75	STAGE S4.55
SIZE A1	

DWG. TITLE
Landscape Plan - Level 3 (Pool)

PROJECT
32 Bower St - Manly

360°
 Level 1, 1 Mary's Place
 Surry Hills, 2010
 P 02 9332 3601
 W 360.net.au
 ABN 90 146 901 322

L-S4.55-06

BOWER ST

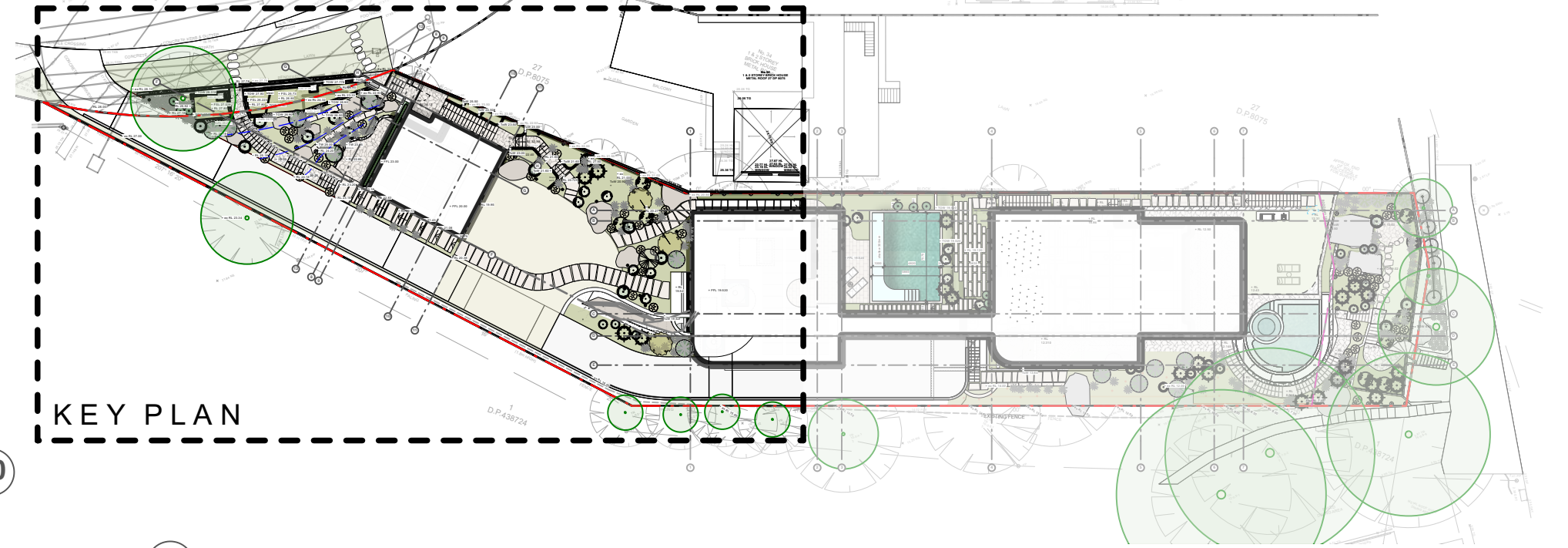
Existing Tree - T2
Melaleuca quinquenervia

- 20 - Xan pil
- 9 - Syz smi
- 3 - Gre lin
- 63 - Dia cae
- 1 - Cal cit
- 5 - Ken rub
- 30 - Dic cri

- 31-Lom lon
- 3 - Alp cae
- 20 - Dia cae
- 3 - Syz smi

- 27-Lom lon
- 1 - Glo fer
- 6 - Har vio

- 25 - Xan pil
- 4 - Ken rub
- 4 - Ric pin
- 9 - Pim lin
- 3 - Dia cae
- 39 - Myo par



KEY PLAN

32 BOWER STREET, MANLY

- 2 - Gly cla
- 1 - Ric pin
- 16 - Dic cri
- 2 - Gre lin
- 9 - Ken rub
- 2 - Ric pin

Existing Tree - T1
Eucalyptus saligna

- 7 - Ken rub
- 3 - Pim lin
- 7 - Ken rub
- 22 - Dic cri
- 8 - Dic cri
- 7 - Ken rub
- 6 - Dia cae
- 18 - Ken rub
- 5-Lom lon

- 3-Lom lon
- 8 - Dic cri
- 13 - Xan pil
- 4 - Gly cla

- 5 - Pim lin
- 9 - Gly cla
- 28 - Dic cri
- 1 - Ric pin
- 1 - Mel nod
- 20 - Dic cri
- 4 - Gly cla
- 2 - Pim lin
- 1 - Ric pin
- 31 - Dic cri

- 1 - Fic rub
- 3 - Pro lin
- 3 - Bor serr
- 69 - Dia cae
- 9 - Syz smi
- 3 - Gre bux
- 5 - Tel spe
- 60 - Xan pil
- 12-Lom lon

- 2 - Gly cla
- 5-Lom lon
- 2 - Pim lin
- 14 - Dia cae
- 2 - Ban ser
- 1 - Gre lin
- 1 - Ric pin
- 20 - Xan pil
- 3 - Bor serr
- 17 - Dia cae

- + FFL 19.520
- 17 - Dia cae
- 1 - Gly cla
- 4 - Pim lin

- 2 - Ken rub
- 100 - Dia cae
- 9 - Xan pil
- 2 - Pro lin
- 10-Lom lon
- 1 - Ban ser
- 1 - Gre lin
- 3 - Den spe

56 - Syz smi
To run along entire eastern boundary @ 1.15m intervals

Existing Tree - T33
Howea fosteriana

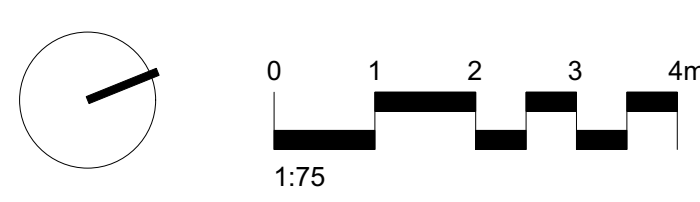
Existing Tree - T34
Howea fosteriana

Existing Tree - T35
Howea fosteriana

REFER TO L-S4.55-06

S4.55
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Rev	Amendment	Date	By
A	S4.55 Issue	22/02/23	DS
B	S4.55 Revised	05/09/24	CB



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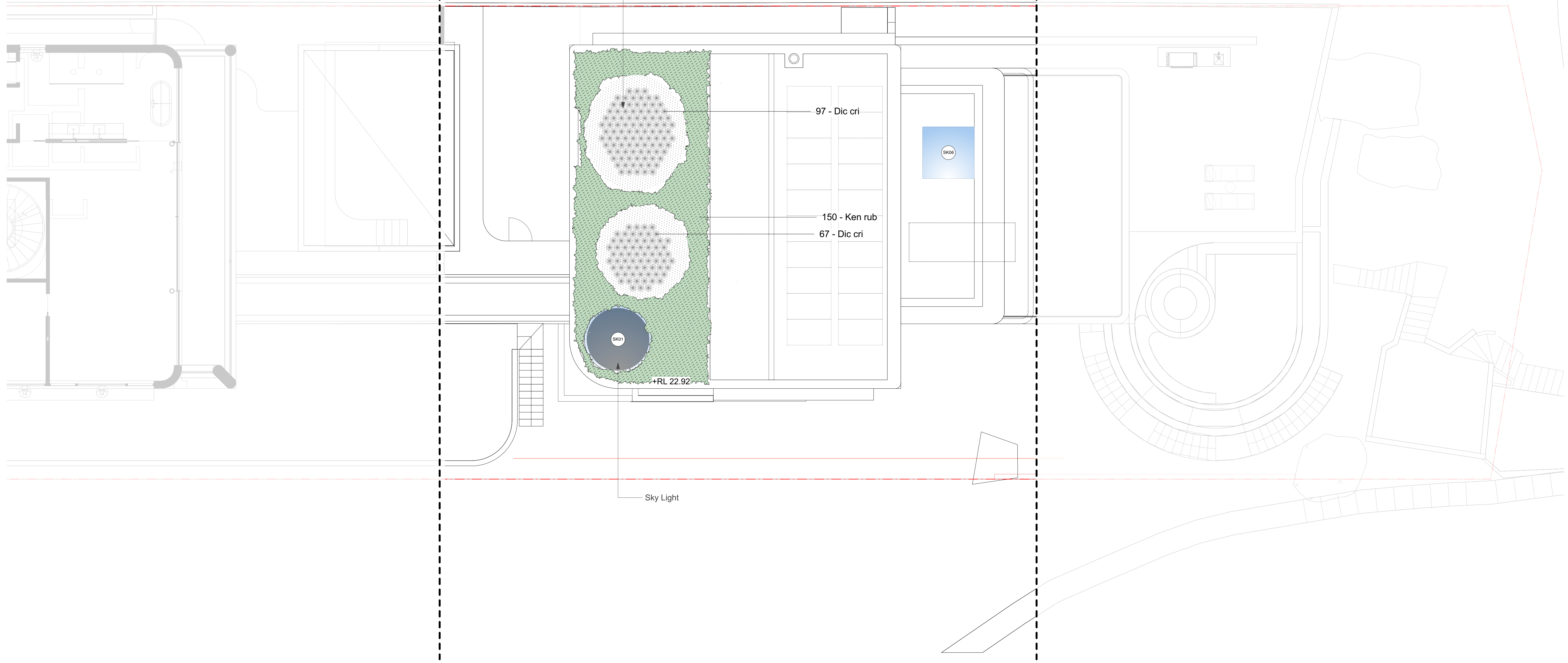
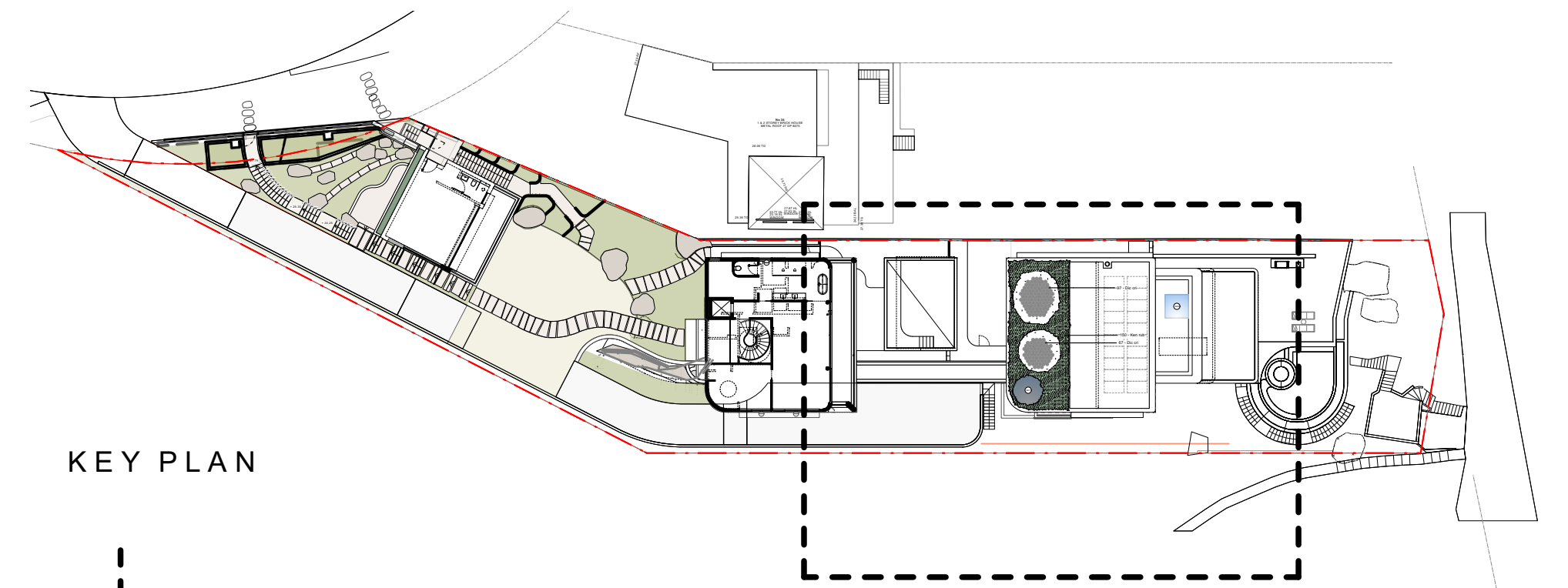
CLIENT I've Got Time Group	CHECKED GD
ARCHITECT Eaton Molina	DRAWN CB
SCALE 1:75	STAGE S4.55

DWG. TITLE
Landscape Plan - Level 3 and 4

PROJECT
32 Bower St - Manly

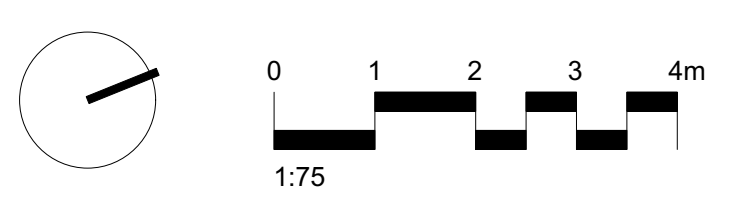
360°
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L-S4.55-07



S4.55
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CLIENT
I've Got Time Group
 ARCHITECT
Eaton Molina
 SCALE
1:75
 SIZE
A1

CHECKED
GD
 DRAWN
CB
 STAGE
S4.55

DWG. TITLE
Landscape Plan - Rooftop
 PROJECT
32 Bower St - Manly

360°
 Level 1, 1 Mary's Place
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L-S4.55-08

