

Landscape Statement - 5 Portions Lovett Bay, Lovett Bay NSW 2103

5 Portions Lovett Bay (DP590990) has an area of 5,456 square meters, adjoining Ku Ring Gai Chase National Park on the lower western shores of Pittwater. The area of the proposed development was cleared in the early 1900s and a residence was built circa 1930. At this time the topography of the cleared area was formalised with stone terracing that is still in place today.

The residence was razed in the January 1994 bushfires and the site of the former house and surrounding terraces are currently grassed with a few exotic trees and shrubs remaining from this time.

The proposed family home and studio are located on the former residential terrace, no change to terrace levels or clearing of existing planting is proposed. The proposed residence has a site coverage of less than 6% of the total site area.

A citrus grove is proposed to be planted below the eastern wing of the house and studio (see LB1 and LB4 2/2) which will also act as a screening element for neighbouring residences to the south of the site.

These residences are downhill from the proposed building at distances of 29 m for the residence on Lot 3 and 18 m for the residence on Lot 6 at the closest points.

An asset protection zone around the proposed buildings is already in place and has been maintained throughout the years when the site has had no habitation.

Lovett Bay is accessed by water transport, and terrestrial movement is pedestrian only. In summary a Landscape plan is not required because there is minor impact on adjoining properties.