

LANDSCAPE DESIGN STATEMENT - 981 BARRENJOEY ROAD PALM BEACH

(TO BE READ IN CONJUNCTION WITH LANDSCAPE PLANS DWG No.20-4096 L01-L04 DATED 22.01.2020)

DATE: 23RD JANUARY 2020

PREPARED BY: MEGAN GEDDES B.L.Arch

COUNCIL AREA: NORTHERN BEACHES COUNCIL

**REFERENCES: COUNCIL'S PRE-DA COMMENTS FROM MEETING HELD 3.12.19
PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)**

APPLICATION No. PLM2019/0254

COMMENTS

C1.1 Landscaping & D12.10 Landscaped Area – Environmentally Sensitive Land

Landscape Area: Additional soft landscape area within Council's definition (ie a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.). the additional area has been provided by the removal of part of the existing driveway and the existing carport, which have been returned to lawn and gardens.

Refer to the Architectural plans for Landscape Area Calculations.

Arboricultural Assessment: the landscape plan has been prepared in co-ordination with the recommendations of Bluegum Tree Care & Consultancy. It is recommended that all trees of High Retention Value are retained and protected, and 3 trees of Medium Retention Value are to be relocated. Only trees of low retention value/exempt species are proposed for removal where they are directly affected by the proposed works. All other site trees are to remain and be protected from damage during construction.

Refer to the Arborist Report for a detailed discussion of the site trees, and specific requirements for tree retention and protection.

Landscape Design:

Planting: A range of low-lying shrubs, medium to high shrubs and canopy trees are to be retained and proposed to soften the built form. A range of species indigenous to the area (as chosen from Council's "Native plants Species Guide – Pittwater Ward"), and other suitable natives have been included in the proposal to assist in enhancing local area character and biodiversity. Some exotic species have been included to compliment the existing garden character of the site, which will largely be retained.

Screen Planting: Existing screen planting to all boundaries is to be retained to maintain a vegetation buffer and privacy to adjoining private open space areas. The existing screen planting has a mature height of at least 3 metres. In particular, the existing hedging and planting to the front of the property provides significant screening of the site from street views and is to remain. Extensive screening of existing retaining walls by trailing groundcovers and climbers is also to remain throughout the site. Additional dense screen planting is proposed adjacent to the lower levels of the building, adjacent to the proposed inclinator and to the front site courtyard.

Canopy Trees: The existing 5 canopy trees at the site are to be retained and protected as part of the proposal. The landscape plan shall indicate all trees proposed for retention and removal. An additional canopy tree has also been proposed and located sensitively to prevent any view loss for neighbouring properties.