

23.9.20

LANDSCAPE DESIGN STATEMENT

135 SEAFORTH CRES
SEAFORTH

INTRODUCTION

The following landscape statement has been prepared to supplement the DA landscape documentation:

- Landscape Concept Plan 23.9.20
- Planting Plan 23.9.20

These documents have been prepared in accordance with the following development controls:

- ☐ Environmental Planning & Assessment Act, 1979.
- ☐ Manly Local Environmental Plan 2013.
- Manly Development Control Plan 2013.

Councils landscape aims and objectives have been considered in detail in the formulation of the landscape design solution.

DESIGN INTENT

The proposed landscape design intent is based upon requirements from the DCP and the local environmental plan. The overall goal of the the landscape plan is to provide a high quality outdoor living space for the occupants of the dwelling on what was previously unusable space due to the steep topograpgy of the site. The landscape design comprises a set of timber stairs that allow access to the proposed pool from an existing set of stairs that is approx 2.5m lower than the lowest level of the existing home. At the base of the stairs (RL 34.99) is a swimming pool and a poolside deck. The swimming pool is approx. 7.3m lower than the lowest exterior balcony on the existing home and relates to the existing lower lawn level.

The proposed works have been stepped to accommodate the steepness of the site. The swimming pool / spa have screening to provide privacy for the occupants and the home owners of the sites below that use an inclinor that runs through 135 seaforth Cres Seaforth. The development has been carefully configured to meet the criteria of the environmental and social factors to ensure a high quality user amenity.

VISUAL SENSITIVITY

Access to the site is from Seaforth Cres where a carport is situated that services 133A, 135, and 135A Seaforth Cres. An inclinor is located on the southern boundary that also services 133A, 135 and 135A Seaforth Cres. The proposed works are situated behind the rear building line of 135 Seaforth Cres Seaforth. The landscape works will include privacy screen / wall on the southern side of the pool and will also include as much planting as practically possible to soften the new structures visually and to blend the new works with the surrounding environment. To achieve this the plantings will mainly consist of large native trees suitable for hedging with some understorey plantings. Existing gardens and lawns are to be retained where possible.

TREE AND VEGETATION

There are three existing trees to be removed that will be effected by the swimming pool and decking construction. These trees are to be replenished with the proposed hedging trees.

SITE DRAINAGE

All landscape drainage works will be connected into the proposed stormwater drainage system as per the stormwater plans by NB Consulting Engineers.

PLANTING

The plant species have been selected based on the following:

- Native species to cope with the local site conditions.
- Reliable species that will require minimal maintenance.
- Evergreen screening trees planted to screen the development.

MAINTENANCE

For a period of 12 months following practical completion the following maintenance operations will be undertaken.

- Watering of plants on a regular basis.
- Mowing of turfed areas every 2 weeks.
- Checking of plants, stakes and ties monthly.
- Weed control.
- Replacement of failed plants.
- Pruning of plants / trees.
- Topping up mulch.

DA COMPLIANCE

In summary the landscape design is focused on the councils landscape aims and objectives. The landscape documentation has been prepared in accordance with the Environmental Planning & Assessment Act, 1979, Manly Local Environmental Plan 2013 and Manly Development Control Plan 2013. The resultant design provides an integrated landscape design solution that provides a high quality usable environment for the owners of the dwelling.