

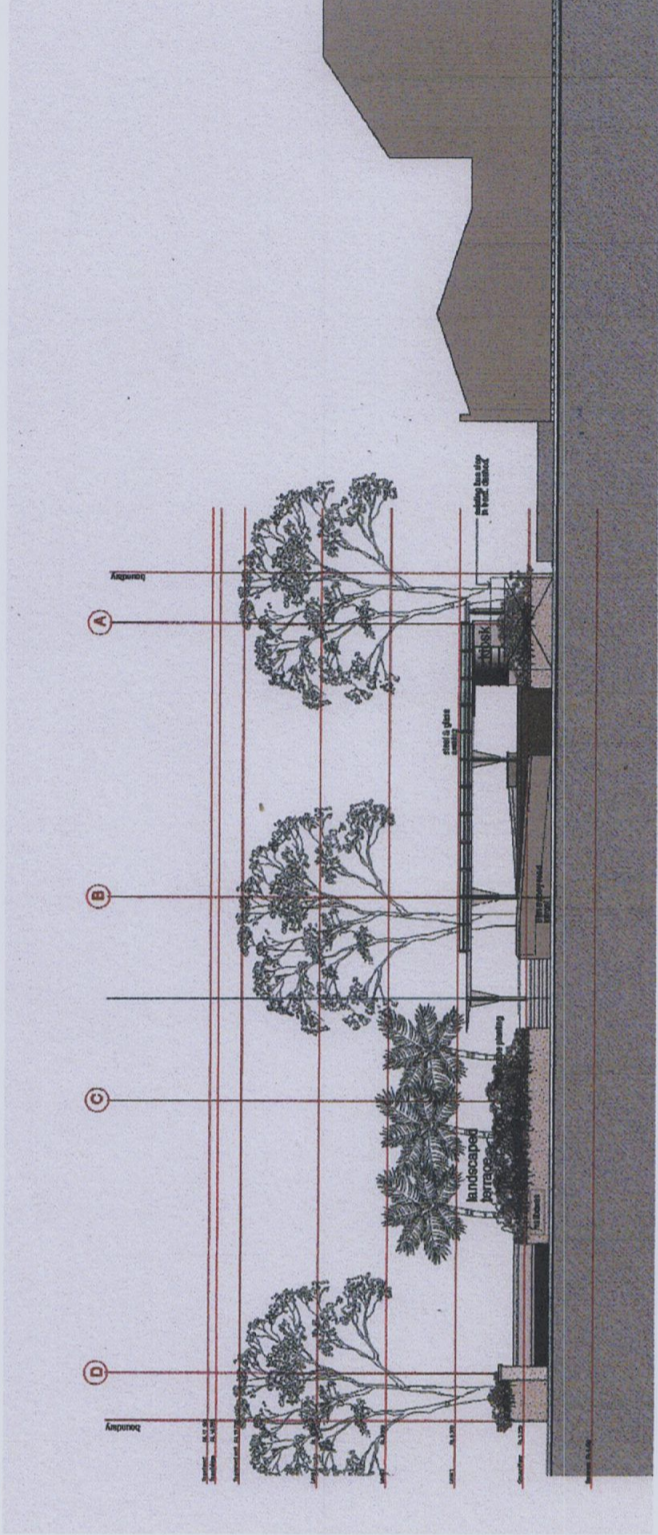
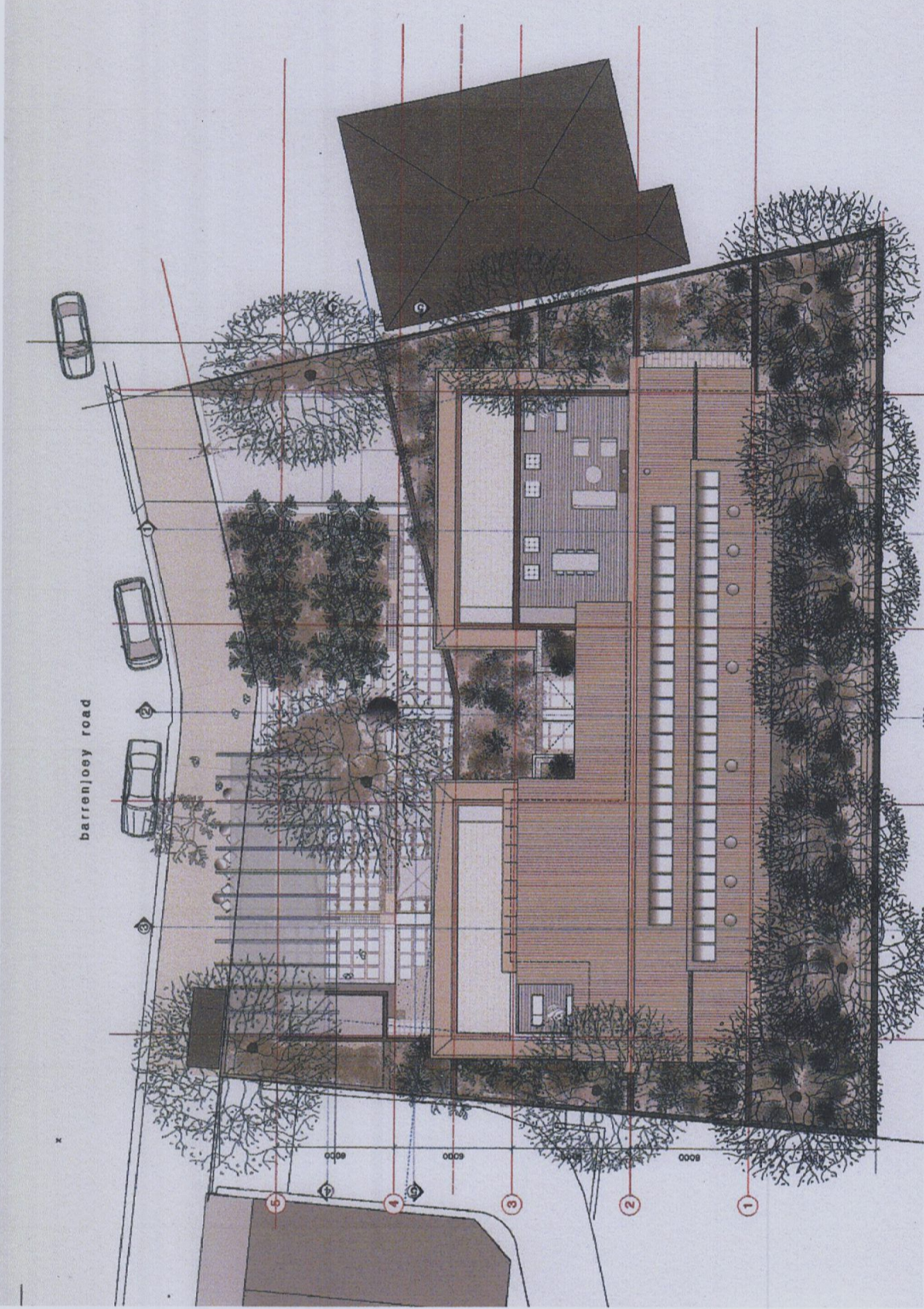
6. landscape

The proposal involves the removal of some existing vegetation on the site, the majority of which is bamboo.

The proposed design has generous areas for deep soil landscaping that would facilitate canopy tree planting. By comparison to the previous STH development refused on the site, an emphasis has been placed on providing more of soft landscaping interface with the Barrenjoey Road frontage.

The benefit of increasing the landscaping within the site's frontage also softens the transition between business and residential zoned land to the north. Other benefits of the proposed landscaping design includes minimising stormwater run off, providing visual privacy to adjoining properties and reducing the building bulk and scale.

Given those reasons detailed above, the landscape design provides an appropriate response to the loss of vegetation on the site, complements the proposed building design and assists in reducing the visual impact of the building bulk when viewed within the streetscape or from adjoining properties.



date	issue	amendments
sept. 09	A	da + sepp 65 review

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