

LANDSCAPE DESIGN STATEMENT

Calculation of open space and landscape:

After the proposed boundary re-alignment of 165 & 165A Seaforth Crescent Seaforth, the open space and landscaping areas are calculated as follows:

Both properties are in open space area 054, which specifies 60% open space & 40% landscaped.

165 Seaforth Crescent (Lot 100) has open space 68%, landscaped 59.7%

165A Seaforth Crescent (Lot 101) has open space 68.8%, landscaped 66.2%

165A Seaforth Crescent Seaforth Landscaping:

Proposed garage extension will be an extension to existing garage and will be supported on concrete columns

This will create an undercroft area which will leave the natural ground in its natural state.

Extending the width of the driveway will add 6.7sq metres to the existing concrete driveway.

The house at 165A Seaforth Crescent is a pole house and this enables the natural drainage of the block to be unaffected.

The remainder of the block is a native garden with no other hard surfaces except for stairs for access to the house and garage.

- There are no proposed fences or retaining walls
- No existing street trees or trees on neighbouring properties will be affected by this proposal

Trees on site nearby the proposed garage extension:

All existing significant trees will be retained by this proposal.

One palm tree will be removed.

Two small cheese trees will be removed on the northern boundary.

These trees will be replaced by three small dwarf green flowering bottlebrush trees (Callistemon Pachyphyllus green) in the undercroft area of the proposed garage. This undercroft area will get significant morning sun. These plants grow to 1m high and will complement the development. Pot size – 200mm.

On the southern side of the garage two additional Four Seasons bottlebrush (Callistemon Four Seasons) plants will be planted after the timber stairs are removed. These plants grow to a maximum of 1.5m. Pot size – 200mm.

Significant tree descriptions are detailed in the arborist report.

165 Seaforth Crescent:

No building works will be done on this property for this DA.

The majority of this property is covered in native species commonly found in this area.