
Landscape Design Statement



**Residential Development
29, 31 & 35 Reddall Street +
8 & 9 Collage Street, Manly**

16/303 pacific highway
lindfield n.s.w 2070
ph (02) 9416 4290

February 2023

Introduction

The following Landscape Statement has been prepared to supplement the DA Landscape Documentation:

- Landscape Plan 1 241.23(21)/078
- Landscape Plan 1 241.23(21)/079
- Bandicoot Access Plan 241.23(21)/023

These documents have been prepared in accordance with the landscape requirements from the Northern Beaches Council Development Control Plan (DCP).

Design Intent

The proposed landscape design intent is based upon requirements from the DCP and general landscape practices. In general these principles are:

- Use of mixed indigenous and exotic species to maintain biodiversity and create interesting landscape spaces
- Use of tree planting within and around the site to compliment the scale of the development
- Strategic use of hedge planting to maintain privacy for the residents both between dwellings of this development and adjoining neighbours

The proposed landscape areas are generally divided into the following areas:

- Boundary landscaping
- Streetscape landscape

1. Boundary Landscaping

The setbacks between each dwelling are to be planted with screen shrubs, feature shrubs and groundcovers to create interest and provide biodiversity, and to also provide screening and privacy

between the dwellings and adjoining properties.

Careful consideration has gone into the plant selection for these spaces to carefully select trees and shrubs that will provide screening and amenity for each dwelling whilst maintaining any view corridors for adjacent dwellings and surrounding properties.

As these are deep soil areas the main theme for these setbacks is maximised tree planting to compliment the scale of the buildings, provide shade and protection and to alleviate wind conditions within the site.

2. Streetscape Landscape

The area between the proposed buildings and the adjoining roads is defined as the streetscape.

The streetscape landscape proposes a mix of indigenous and exotic species to maintain biodiversity and create interesting landscape spaces. This is also in keeping with the existing neighbouring properties in Reddall and College Streets, which are a mix of formal, semi-formal & informal landscapes comprised of a variety of both native and exotic species.

Each front setback area has proposed feature deciduous trees to provide seasonal interest with leaf colour changes. These are proposed around each of the dwelling entrances to create a feature and identity for each of the dwellings.

As the front setback area is a deep soil zone, some small trees are proposed to compliment the scale of the building helping to integrate the new dwellings into the existing streetscape.

Careful consideration has gone into the selection and placement of these small trees to minimise future view loss to neighbours on Reddall Street.

Small street trees have also been proposed in College Street to help further integrate the proposed dwellings into the existing streetscape.

Visual Sensitivity

The proposed development will adjoin a number of other buildings and associated roads and paved areas. The landscape works will include as much planting as practically possible to soften the new building visually and to blend the new works with the surrounding environment. To achieve this the planting will be layered to provide shade trees, small feature trees, screen shrubs and groundcovers.

Outline Specification

To ensure the rapid establishment and long-term success of the landscape works the following shall be undertaken:

1. Installation of soil conditioner, trace elements and fertilisers to improve the existing soil (subject to future soil tests).
2. Minimum 100mm wood chip mulch layer to all garden areas to retain moisture and suppress weeds.

3. Provision of drip irrigation system for all lawn and garden areas.

Planting

The plant species have been selected basis of the following:

- Mixed native and exotic hardy species to cope with the local site conditions and site microclimates
- Plants with a variety of colours, flowers and textures to add year round and seasonal interest to the landscape
- Mixed evergreen and deciduous trees, evergreen trees for year round shade and foliage, and deciduous trees in strategic locations in areas requiring summer shade and winter sun and also providing seasonal colour in autumn to.

Ian Jackson
iScape Landscape Architecture