

22 March 2011

Landscape Report for Royal Far West Site

12-22 Wentworth Street, 16 South Steyne & 19-21 South Steyne, Manly

Landscaping plays a significant role at the above mentioned site in integrating together the proposed buildings, existing heritage items, and the surrounding public domain areas.

On the South Steyne street frontage, the proposed building sits adjacent to existing heritage terrace buildings. A landscaped transition area between these two buildings consisting of large trees and shrub planting along the boundary will help to reduce the impact of the proposed building, create privacy between the buildings and overall improve the amenity of the site, as in its current state there is no landscape planting between the current buildings which are at a similar scale to that which is being proposed. This also presents an improved aesthetic to the current streetscape. This is in accordance with the State Environment Planning Policy No. 65 - Design of Quality of Residential Flat Development and also the Urban Design Guidelines for Manly Town Centre.

On the Wentworth Avenue street frontage, Drummond House, the existing heritage building being retained, will also have the existing landscaping in front retained. The area to the east of Drummond House is where the new proposed major vehicle access into the site is to be. This area will be landscaped accordingly with trees and low growing groundcovers to maintain clear sight lines for vehicle safety. The proposed planting scheme will be sympathetic with the planting outside Drummond House.

To the west of Drummond House there is a proposed building, the area between these two buildings will be a major pedestrian access point into the site, and a major link to the public domain area. The planting in this area will reflect a transition from the heritage Drummond House to the modern architecture of the proposed building. This will be achieved with the use of low grow planting species appropriate for either location unified by canopy tree plantings. This major interface with the public domain area will draw elements from the streetscape into the site, creating a seamless transition between the spaces.

Along the western most boundary large screen shrub plantings are proposed to provide a buffer between the proposed building and the current building on the adjacent property. This allows for greater privacy, aesthetic quality and amenity between the buildings than that is currently being provided, and presents a greater aesthetic to the public domain streetscape.



The proposed playground area will provide a variety of activities for a range of age groups, with the area divided into two distinct zones for the different age groups. The junior play area will provide a sitting deck, sitting walls and bench seats. A play structure is also proposed with a slide to provide a variety of options and skills. The senior play area provides large open spaces with a half basket ball court, handball courts and a synthetic grass area for general play and ball games. A climbing wall play structure is also proposed to provide a more challenging play experience. The overall theme for the playground will be based upon a beach design to reflect the close proximity to Manly Beach and to highlight the historical importance of providing a beach experience for country children.

The boundaries of the play areas are proposed to be planted with trees, shrubs and native grass plants; to provide a natural setting for the play area, and also acts as a privacy screen between neighbouring properties, by adding canopy trees and shrub plantings a greater aesthetic quality and amenity is achieved for the playground and also neighbouring properties in accordance with the State Environment Planning Policy No. 65 - Design of Quality of Residential Flat Development.