

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

ALTERATIONS TO THE FAÇADE OF AN EXISTING TWO-STOREY MULTI-DWELLING RESIDENTIAL
BUILDING, CONSTRUCTION OF A FRONT FENCE AND ASSOCIATED HARD AND SOFT
LANDSCAPING

AT

No. 17 CLIFF STREET, MANLY, NSW 2095

PREPARED FOR

THE OWNERS CORPORATION

NOVEMBER 2018

BY

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1.0 Introduction

This document has been prepared to form part of a Development Application for proposed development at 17 Cliff Street, Manly, NSW 2095.

This Statement of Environmental Effects has been prepared on behalf of The Owner's Corporation. This document has been prepared by A Total Concept Landscape Architects to accompany and support documentation dated November 2018 for submission to Northern Beaches Council as a Development Application for the alterations to the façade of an existing two-storey multi-dwelling building, construction of a front fence and associated hard and soft landscaping at 17 Cliff Street, Manly, NSW 2095.

The documentation accompanying this Statement includes:

- Landscape Master Plan dwg 'L/01' (one A1 copies)
- Landscape Master Plan Upper Ground & Lower Ground dwg 'L/02' (one A1 copies)
- Elevations dwg 'L/03' (one A1 copies)
- Sections dwg 'L/04' (one A1 copies)
- Schedule of Colours and Materials dwg 'L/05' (one A1 copies)
- Site Analysis Plan dwg 'L/06' (one A1 copies)
- Erosion and Sediment Control Plan dwg 'L/07' (one A1 copies)
- Site Waste Management Plan dwg 'L/08' (one A1 copies)
- Statement of Environmental Effects (one A1 copies)
- Waste Management Plan (one A1 copies)
- Survey Plan (seven A1 copies, 3 A4 copies)

This Statement shall explain how the proposal has addressed the relevant controls & objectives contained in the following documents:

- *Manly Council's Local Environmental Plan 2013*
- *Manly Council's Development Control Plan 2013 Amendment 11*

This Development Application aims to provide the subject property with a suitable design solution that shall generally meet all the relevant numerical controls and the objectives stated within Northern Beaches Council's Local Environmental Plan and the Development Control Plan. The proposed development shall better utilise the existing site conditions to significantly improve the functionality and accessibility of the private open space and shall greatly enhance the amenity of residents whilst preserving the amenity of the adjoining properties.

This Statement of Environmental Effects shall clearly and comprehensively address all relevant planning instruments to demonstrate the compliance of the proposal with the relevant numerical controls and objectives as well as justify the suitability of the proposed development for the existing site conditions and the surrounding environment.

2.0 Site Description

The subject property, that is 17 Cliff Street, Manly, NSW 2095 of SP35595 is situated on the northern side of Cliff Street in the Local Governing Authority of Northern Beaches Council.



Subject property, 17 Cliff Street, Manly NSW 2095, and surrounding properties.

The subject property is an irregular rectangle in shape. The western boundary measures a total of 44.855m, the southern boundary measures 15.17m, the eastern boundary measures 45.65m and the northern boundary measures 14.835m. The total site area is 678.434 m² by dimension.

The subject property slopes moderately from the southern boundary (Cliff Street) towards the northern boundary. There is approximately a five (5) metre level change downward from southern boundary (Cliff Street) to the northern boundary of the subject property.

Currently existing on the site is a well-maintained, face-brick multi-dwelling building which comprises of three sole-occupancy units. Unit 1/17 occupies the first floor whilst Unit's 2/17 & 3/17 occupy the ground floor, split along the long axis of the existing building. The southern boundary is bounded by an existing timber lattice front fence which does not include a pedestrian or vehicular gate. The existing front fence is in poor condition.



Street view of the subject property. 17 Cliff Street, Manly NSW 2095.

The pedestrian access to the property is via a set of existing concrete steps, located in the center of the southern boundary, downwards to the carpark from Cliff Street. The existing building is then accessed via an entry court gate located in the center of the building which services all three Units as an entry court. There is no pedestrian access to either side of the existing building.

The vehicular access to the property is via an existing crossover located in the south-western corner of the property which provides access to an existing carpark that comprises of two (2) visitor car spaces and provides access to four (4) attached, individual garages.

The waste bins are currently stored unenclosed in the south-east corner of the property.

The proposed works are limited to the front façade of the existing building and within the front setback of the subject property. There are no proposed changes beyond the front façade of the existing dwelling as part of this Development Application.

3.0 Proposed Development

Predominately this Development Application is for an aesthetic upgrade of the façade and common areas as presented to the Cliff Street streetscape.

In summary, the proposed works include:

- Adjustments to the shape of the front (south) building façade (refer sheet 'L/03' Elevations, dwg South Elevation);
- Minor adjustments to the shape of the front (south) garage façade (refer sheet 'L/03' Elevations, dwg South Elevation);
- Provision of a steel and glass roof structure over Entry Court to enable wet weather movement from garages to Units (refer sheet 'L/02' Landscape Master Plan Upper Ground and Lower Ground);
- Demolition and rebuilding including minor positioning and shape adjustments to southern Entry Court Wall and gate;

- Inclusion of sandstone cladding and painted cement render to Building façade, Garage façade and Entry Court;
- Replacement and minor adjustments to existing Garage Doors, Entry Court Gate, Units Doors, and Unit 1 highlight window with new steel and glass windows, doors and gate (refer sheet 'L/03' Elevations, dwg South Elevation);
- Replacement of existing dilapidated front (southern) fence with new vertical steel fence and sandstone clad masonry piers (refer sheet 'L/03' Elevations, dwg Front Fence Elevation);
- Minor increase in garden areas to perimeter boundaries for screening purposes;
- Repaving at the same levels to all vehicular and pedestrian paving incorporating upgrades to all surface drainage;
- Inclusion of sympathetically designed Bin & Utility Store.

4.0 Assessment of Relevant Controls and Policies

4.1 Relevant Planning Instruments, Controls and Policies

The following planning instruments, controls and policies are relevant to the proposed development:

- *Manly Council Local Environmental Plan 2013*
- *Manly Council Development Control Plan 2013 Amendment 11*

4.2 Manly Council Local Environmental Plan 2013

The subject property is identified on the Land Application Map of Manly Council's Local Environmental Plan 2013 and therefore the Manly Council's Local Environmental Plan and Development Control Plan applies to the land.

4.2.1 Part 2 Permitted or prohibited Development - Land Zone Map

The subject property is identified on the Manly Local Environmental Plan 2013 Land Zoning Map – Sheet LZN_006 as being zone R1 – General Residential.

The proposed development is permissible in this land zoning.

4.2.2 Part 4 Principal development standards – 4.3 Height of Buildings

The subject property is identified on the Manly Local Environmental Plan 2013 Height of Buildings Map – Sheet HOB_006 as permitting a maximum building height of 8.5m.

The proposed development is below the height of the existing dwelling and is below the 8.5m maximum building height as is therefore compliant with this requirement of the LEP.

4.2.3 Part 4 Principal development standards – 4.4 Floor Space Ratio

The subject property is identified on the Manly Local Environmental Plan 2013 Floor Space Ratio Map – Sheet FSR_006 as having a maximum floor space ratio of 0.60:1.

The floor space ratio is not proposed to be changes with this Development Application.

4.2.4 Part 4 Principal development standards – 4.1 Minimum Lot Size

The subject property is identified on the Manly Local Environmental Plan 2013 Lot Size Map – Sheet LSZ_006 as requiring a minimum lot size of 250 square metres.

The lot size is not proposed to be changed within this application.

4.2.5 Part 5 Miscellaneous Provisions – 5.10 Heritage Conservation

The subject property is not identified as being within Heritage Conservation Area, is not identified as being a Heritage Item on the Manly Local Environmental Plan 2013 Heritage Map – Sheet HER_006 nor is the subject property listed in Schedule 5 Environmental Heritage of the Manly Local Environmental Plan 2013.

The subject property is in the vicinity of a number of locally listed heritage items including the stone kerbing of Cliff Street (I2), six (6) semi-detached houses at 2-12 Cliff Street, Manly (I95), 'Strathmore' at 14 Cliff Street, Manly (I96), and a Port Jackson Fig (*Ficus rubignosa*) located in the public footpath (I97).

Refer 3.3.1 of this Statement of Environmental Effects (Part 3.2 Heritage Considerations).

4.2.6 Part 6 Additional Local Provisions – 6.1 Acid Sulphate Soils

The subject property is identified on Manly Local Environmental Plan 2013 Acid Sulphate Soils Map ASS_06 as Class 5.

Class 5 Land requirement:

'Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.'

There is no excavation works proposed as part of this Development Application and therefore the Development Application does not require consent under this Clause.

4.2.7 Part 6 Additional Local Provisions – 6.5 Terrestrial biodiversity

The subject property is identified on the Manly Council's Local Environmental Plan 2013 Terrestrial Biodiversity Map – Sheet CL2_006.

Refer 3.3.2 of this Statement of Environmental Effects (Part 5.4 Environmentally Sensitive Lands – 5.4.2 Threatened Species and Critical Habitat Lands).

4.2.8 Part 6 Additional Local Provisions – 6.6 Riparian land and watercourses

The subject property is not identified on the Manly Council's Local Environmental Plan 2013 Riparian Lands and Watercourses Map – Sheet CL2_006 and therefore this Clause does not apply to the land.

4.2.9 Part 6 Additional Local Provisions – 6.7 Wetlands

The subject property is not identified on the Manly Council's Local Environmental Plan 2013 Wetlands Map – Sheet CL2_006 and therefore this Clause does not apply to the land.

4.2.10 Part 6 Additional Local Provisions – 6.8 Landslide risk

The subject property is not identified on the Manly Council's Local Environmental Plan 2013 Landslide Risk Map – Sheet CL1_006 and therefore this Clause does not apply to the land.

4.2.11 Part 6 Additional Local Provisions – 6.9 Foreshore scenic protection area

The subject property is identified on the Manly Council's Local Environmental Plan 2013 Foreshore Scenic Protection Area Map – Sheet FSP_006.

Refer 3.3.2 of this Statement of Environmental Effects (Part 5.4 Environmentally Sensitive Lands – 5.4.1 Foreshore Scenic Protection Area).

4.2.12 Part 6 Additional Local Provisions – 6.11 Active street frontages

The subject property is not identified on the Manly Council's Local Environmental Plan 2013 Active Street Frontages Map – Sheet ASF_006 and therefore this Clause does not apply to the land.

4.2.13 Foreshore Building Line

The subject property is not identified on the Manly Council's Local Environmental Plan 2013 Foreshore Building Line – Sheet FLB_006 and therefore this Clause does not apply to the land.

4.2.14 Bush Fire Prone Land

The subject property is not identified as being Bush Fire Prone Land on the Manly LGA – Bush Fire Prone Land Map.

4.3 Manly Council's Development Control Plan 2013 Amendment 11

4.3.1 Map D – Assessment of Significance Area

The subject property is identified on the Manly Council's Development Control Plan 2013 Map D – Assessment of Significance Area.

Refer 3.3.2 of this Statement of Environmental Effects (Part 5.4 Environmentally Sensitive Lands – 5.4.2 Threatened Species and Critical Habitat Lands).

4.3.2 Manly SEPP71 – Coastal Zone

The subject property is not identified on the Manly Council's Development Control Plan 2013 SEPP71 – Coastal Zone Map.

4.3.3 Part 3.1 Streetscapes and Townscapes – 3.3.1 Streetscapes (Residential areas)

3.1.1.1 Complementary Design and Visual Improvement

The proposed alterations to the existing multi-residential building include extending the parapet of the front garages and of the first floor. These proposed alterations are relatively minor in nature and shall have minimal impact on the existing building form and character. The proposed alterations shall maintain the finishes and architectural style of the existing building. All colours selected are recessive, earthy tones to blend in to and compliment the existing streetscape (refer sheet 'L/05' Schedule of Colours and Materials).

3.1.1.2 Front Fences and Gates

This development application proposes the removal of the existing dilapidated timber lattice front fence and the construction of a new 1200mm front fence including a pedestrian gate. The proposed 1200mm front fence shall comprise of sandstone piers with powder coated metal infill.

The proposed 1200mm front fence with the use of materials including sandstone and the powder coated steel infill is compatible with the appearance of the existing building including the proposed alterations and additions and is complementary to the existing style, materials, colours and finishes of properties in the vicinity of the subject property and therefore shall preserve the integrity of the existing streetscape.

The proposed pedestrian gate shall open inward and shall not encroach upon public land when opening or closing.

A front fence (excluding stone wall under) similar in style, material, colour and finish to the proposed front fence is exhibited at No. 38 Cliff Street, Manly.



Existing front fence at No. 38 Cliff Street, Manly

This existing front fence at No. 38 Cliff Street, Manly is notably of a far greater bulk than the proposed front fence as the existing front fence includes a sandstone wall that comprises approximately 50% of the overall height whereas the proposed front fence does not include a low wall. Therefore, the proposed front fence should be supported by Manly Council.

3.1.1.5 Garbage Areas

The waste bins are currently stored in the south-east corner of the subject property as there is no pedestrian access to either side of the existing building as the attached garages are built to the eastern and western boundaries. Also, located in the south-east corner of the subject property are the service meters which are enclosed by a dilapidated, low brick and timber structure.

The waste bins are currently stored unenclosed and are visible from the street and from the neighbouring properties.



View of the current bin storage area at 17 Cliff Street, Manly NSW 2095.

The proposed development shall remove the existing dilapidated, low brick and timber structure and replace it with a proposed fibrous cement bin store enclosure in a style and finish to match that proposed for the existing residence.

The proposed bin store shall remove the waste bins from view from the street and neighbouring properties.

4.3.4 Part 3.2 Heritage Considerations

3.2.1.1 Development in the vicinity of heritage items, or conservation areas

The subject property is not identified as being within Heritage Conservation Area, is not identified as being a Heritage Item on the Manly Local Environmental Plan 2013 Heritage Map – Sheet HER_006 nor is the subject property listed in Schedule 5 Environmental Heritage of the Manly Local Environmental Plan 2013.

The subject property is in the vicinity of a number of locally listed heritage items including the stone kerbing of Cliff Street (I2), six (6) semi-detached houses at 2-12 Cliff Street, Manly (I95), 'Strathmore' at 14 Cliff Street, Manly (I96), and a Port Jackson Fig (*Ficus rubignosa*) located in the public footpath (I97).

As the subject site is located in the vicinity of a number of locally listed heritage items, Manly's Development Control Plan 2013 Clause 3.2.1.1 applies.

In response to the objectives and provision Manly's Development Control Plan 2013 Clause 3.2.1.1 the proposed front fence including the removal of the existing dilapidated timber front fence shall enhance the existing streetscape. The proposed 1200mm front fence shall comprise of sandstone piers with powder coated metal infill.

The use of sandstone on the front fence is notably consistent with many non-heritage properties in the vicinity of the subject property including No. 2A, 2, 4, 6, 8, 10, 12, 14, 28, 28A and 45 Cliff Street, all of which are in the vicinity of various heritage listed items. A front fence similar in style, material, colour and finish to the proposed front fence is exhibited at No. 38 Cliff Street, Manly.

The use of materials including sandstone and the painted steel infill panels shall preserve heritage significance and integrity with complementary style, materials, colours and finishes of the proposed front fence.

In addition, the proposed works to the existing multi-dwelling residential building are minor in nature and will have no impact on the streetscape. Thus, the proposed works shall not detract or significantly alter the heritage significance of any heritage items.

The proposed development does not propose the removal of any vegetation including trees and thus shall not detract from the adjacent Port Jackson Fig (*Ficus rubiginosa*) located in the public footpath.

Therefore, the proposed development shall not detract from the significance of the heritage items in the vicinity of the subject property and shall be compatible with the surrounding character, locality and visual context with particular regard the surrounding heritage items.

The overall design, details, materials and finishes have been carefully considered along with the site, surrounding environment and Manly Council's Planning Controls in the context of Heritage Conservation to ensure that the proposed development does not impact on the heritage significance of the surrounding heritage items whilst significantly improving the amenity of the subject property whilst still maintaining the amenity of the neighbouring properties and the surrounding environment.

4.3.5 Part 3.3 Residential Development Controls – 3.3.1 Landscaping Design

The proposed development shall provide landscaped areas along the south, east and west boundaries to maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area. The proposal shall improve upon the existing landscaped areas without compromising vehicular access to the existing garages located on the subject property.

The subject property is identified on the Manly Council's Development Control Plan 2013 Map D – Assessment of Significance Area as being located within a critical habitat area for the long nosed bandicoot.

The future planting plan shall include for native plant species that shall provide new and/or improved low dense clumping habitat to provide for potential foraging and nesting.

4.3.6 Part 3.3 Residential Development Controls – 3.3.2 Preservation of Trees or Bushland Vegetation.

All existing trees on the subject property shall be retained and protected as part of this Development Application.

The existing paving adjacent to the existing [insert] tree shall be removed and replaced with new paving the existing levels and to the same extent and therefore no excavation is required.

As there are no existing trees to be removed and no excavation or new structures proposed adjacent to the existing trees to be retained we believe that provision of specialist information pertaining to the proposed suitability of the proposed development regarding regard to the retention of the existing trees on the subject property, is not required in this instance.

3.2.1.2, 3.2.2.1, 3.2.2.2, 3.2.5.1, 3.2.5.2

These Sections of the Manly Development Control Plan 2013 Amendment 11 are not relevant to this Development Application as the subject property is not a heritage item.

4.3.7 Part 3.4 Residential Development Controls – 3.4.1 Sunlight Access and Overshadowing

Due to the minor nature of the proposed development there shall be no impact on sunlight access and overshadowing to the subject property or surrounding properties.

4.3.8 Part 3.4 Residential Development Controls – 3.4.2 Privacy and Security

Due to the minor nature of the proposed development there shall be no additional opportunities for overlooking onto the adjacent properties. The proposed open-style front fence shall allow for surveillance from the public domain.

4.3.9 Part 4.1 Residential Development Controls – 4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)

4.1.2.1 Wall Height

This Section of the Manly Development Control Plan 2013 Amendment 11 is not relevant to this Development Application as roof of the existing building is not proposed to be altered.

4.1.2.2 Number of Storeys

This Section of the Manly Development Control Plan 2013 Amendment 11 is not relevant to this Development Application as the number of storeys of the existing building is not proposed to be altered.

4.1.2.3 Roof Height

This development application proposed the parapet roof over the existing garages and the parapet roof of the front façade of the existing multi-dwelling residential building be infilled as shown on sheet 'L/03' Elevations, dwg South Elevation. The proposed work is considered to be a minor alteration and one of an aesthetic nature only.

The height of the existing parapet of the existing multi-dwelling residential building is approximately 7.119m above existing natural ground level and the proposed steel and glass overhead entry structure is approximately 4.451m above existing natural ground level and are both compliant with the numerical requirement of the Manly Local Environmental Plan 2013 Height of Buildings which permits a maximum building height of 8.5m and therefore should be supported by Manly Council.

4.3.10 Part 4.1 Residential Development Controls – 4.1.5 Open Space and Landscaping

4.1.2.1 Minimum Residential Total Open Space Requirements, 4.1.2.2 Landscaped Area, 4.1.2.3 Private Open Space

The subject property is identified on the Manly Council's Development Control Plan 2013 Map B – Residential Open Space Areas as being within Open Space Area OS3.

The subject property is to provide the minimum Total Open Space Area, the minimum Landscaped Area, and the maximum Open Space Above Ground Area in accordance with Figure 34 for Open Space Area OS3.

The proposed development includes alterations to an existing two-storey multi-dwelling building, construction of a front fence and associated hard and soft landscaping and does not propose major alterations to the existing Total Open Space, Landscaped Area or Open Space Above Ground. There is a minor increase in landscaped area to boundaries to provide additional screening and to soften the built environment.

We request that this development application be judged upon its merits with regards to open space and landscaping and that we not be requested to provide information pertaining to proposed suitability of the proposed development.

As there is no proposed change to the existing Total Open Space, Landscaped Area or Open Space Above Ground, the development application is suitable with regards to this item. We therefore believe that provision of open space and landscaping area calculations pertaining to this Section of the Manly Development Control Plan are not required in this instance and would be onerous on the Owner's Corporation to provide.

4.3.11 Part 4.1 Residential Development Controls – 4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)

4.1.2.1 Parking Design and the Location of Garages, Carports or Hardstands

Currently located on the subject property are four (4) attached, individual garages all of which shall be retained as part of this Development Application. There is also an existing hardstand located in the front setback which provides access to these individual garages from the crossover located in the south-eastern corner of the subject property of which shall be repaved at existing levels as part of this Development Application.

The existing garages and the extent and grade of the existing hardstand shall be retained as part of this Development Application.

New glazed and steel garage doors shall be installed as part of this Development Application. These doors shall visually match other new doors, gates, fencing and windows elsewhere on site.

4.1.6.2 Roof Top Parking

This Section of the Manly Development Control Plan 2013 Amendment 11 is not relevant to this Development Application.

4.1.6.3 Bicycle Storage

This Section of the Manly Development Control Plan 2013 Amendment 11 is not relevant to this Development Application.

4.1.6.4 Vehicular Access

The existing vehicular access to the property is via an existing, single crossover located in the south-eastern corner of the property which provides access to an existing hardstand area which then provides access to four (4) attached, individual garages, all of which shall be retained as part of this Development Application.

The pedestrian access to the property is via a set of existing concrete steps, located in the center of the southern boundary, down in to the carpark from Cliff Street which is separate to the vehicular access.

The proposed development shall provide landscaped areas along the south, east and west boundaries to maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area and shall aid in storm water infiltration without compromising the vehicular access to and from the existing garages.

4.1.6.6 Tandem, Stacked and Mechanical Parking Areas

This Section of the Manly Development Control Plan 2013 Amendment 11 is not relevant to this Development Application.

4.3.12 Part 4.1 Residential Development Controls – 4.1.10 Fencing

4.1.10.1 Exceptions to maximum height of Fences

This proposed front fence shall be a 1200mm front fence comprising of 1200mm high, 350mm wide sandstone clad masonry piers and open-style metal infill, and open-style metal pedestrian entry gate.

Refer Elevations dwg 'L/03' for further information.

The proposed development is compliant with the numerical requirement for the maximum height of an open/transparent front fence as required in the Manly Development Control Plan 2013 and therefore should be supported by Manly Council.

Existing side boundary fences are to be clad using fibre-cement sheeting and painted to match painted render where on site (refer sheet 'L/04' Sections).

4.1.10.2 Fencing Heights in relations to the height of retaining walls

This Section of the Manly Development Control Plan 2013 Amendment 11 is not relevant to this Development Application.

4.3.13 Part 5.4 Environmentally Sensitive Lands – 5.4.1 Foreshore Scenic Protection Area

The subject property is identified on the Manly Council's Local Environmental Plan 2013 Foreshore Scenic Protection Area Map – Sheet FSP_006 and the objectives and provisions of the Manly Local Environmental Plan 2013 Part 6 Additional local Provisions Clause 6.9 Foreshore scenic protection area and of the Manly Development Control Plan 2013 Part 5.4 Environmentally Sensitive Lands – 5.4.1 Foreshore Scenic Protection Area apply.

Due to the location, orientation and nature of the proposed development, the development shall not detrimentally effect the 'visual or aesthetic amenity of land in the foreshore scenic area.

The proposed development is not visible from the Harbour or Ocean.

The proposed development does not alter the contrast between the existing built environment and the existing natural environment and does not propose the removal of any existing trees. The proposed development uses building materials of a non-reflective quality and be of colours and textures that blend with and are complementary to the existing streetscape of the Foreshore Scenic Protection Area.

The proposed development works that are located to the south of 17 Cliff Street, Manly are therefore consistent with the objectives of Manly Local Environmental Plan 2013 Part 6 Additional local Provisions Clause 6.9 Foreshore scenic protection area and of the Manly Development Control Plan 2013 Part 5.4 Environmentally Sensitive Lands – 5.4.1 Foreshore Scenic Protection Area and should be supported by Manly Council.

4.3.14 Part 5.4 Environmentally Sensitive Lands – 5.4.2 Threatened Species and Critical Habitat Lands

The subject property is identified on the Manly Council's Development Control Plan 2013 Map D – Assessment of Significance Area as being located within a critical habitat area for the long nosed bandicoot.



Map D – Areas where Assessment of Significance required (for Little Penguins and/or Long Nosed Bandicoots as available in the Manly Council Development Control Plan 2013)

We request that this development application be judged upon its merits with regards to the subject property being located within a critical habitat area for the long nosed bandicoot and that we not be requested to provide specialist information pertaining to the proposed suitability of the proposed development.

The existing front setback is almost entirely paved and contains minimal garden areas along the eastern, western and southern boundaries. The southern boundary is bounded by an existing timber lattice front fence which does not include a pedestrian or vehicular gate.

The proposed development shall have minimal impact on the existing habitat of the site for bandicoots. The proposed front fence shall provide better access for the bandicoots onto and off the site. The proposed development shall also provide additional garden spaces which shall improve the habitat of the subject property for the bandicoots. As previously noted there is no vehicular gate, thus bandicoots are not excluded from the site.

As there are no adverse impacts the habitat of long nosed bandicoot by this proposal, the proposal is suitable with regards to this item as demonstrated above. We therefore believe that provision of specialist information pertaining to the proposed suitability of the proposed development regarding long nosed bandicoots, is not required for this proposal.

5.0 Conclusion

This proposal should be supported and approved by Manly Council.

All proposed work shall be undertaken to the highest standards utilising high quality material and finishes.

The proposed works are predominately of an aesthetic nature and comply with all relevant numerical provisions of Manly Council's Development Control Plan 2013 and comply with the objectives in Manly Council's Development Control Plan 2013.

As a merit based application we have validated herein this proposals suitability for approval. The site and the surrounding environment, the heritage impacts upon the property, as well as Manly Council's Planning Controls have been carefully considered to provide a design that is sympathetic to the site and the neighbouring properties to significantly improve the amenity of the subject property whilst still maintaining the amenity of the neighbouring properties and the surrounding environment.