
Sent: 13/04/2020 11:46:42 PM
Subject: Online Submission

13/04/2020

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5 Salisbury SQ
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RE: DA2020/0250 - 9 Salisbury Square SEAFORTH NSW 2092

DA2020/0250 9 Salisbury Square Seaforth.

I am not in favour of the proposed development.
The proposed carport, storage and front fence do not comply with the Manly DCP principles and are not consistent with the existing streetscape.

Proposed Fence

The fence does not comply with DCP guidelines for height and transparency.
(Width and spacing of battens of fence are not specified so it is difficult to determine transparency)

The land slopes down from the fence to the house and a high fence will obscure the nicely landscaped front yard and ground floor of the home when viewed from the street.
This is contrary to most front yards in the street that have driveways that are not gated and fencing that give a very open appearance. The front yard at 11 Salisbury Square illustrates how the openness of a low fence and landscaping can enhance the streetscape.

Proposed Carport

The carport does not comply with front and side setback requirements.
The carport has a setback of only 900mm from the front boundary.
The columns of the front of the carport are supported by the front fence.
The roof of the carport extends over the fence and near to the front boundary.
The size and height of the carport is larger and more obtrusive than any carport in the street. It has one side effectively closed in by the large storage unit.
The proposed carport is in addition to an existing double garage.
No house with an existing double garage has a carport.
Approval of this carport would set a precedent.

There are only 4 carports in front of houses in the street.
None of these houses has a garage.
All existing carports are set back at least 3 metres from the front boundary.
All existing carports are open at the sides.
All existing carports are smaller and less obtrusive than the proposed carport.

Proposed Storage

Does this large structure comply with development guidelines?
No house in the street has a large storage structure at the front of the house. This would set an undesirable precedent.
Could this structure be located in the existing double garage, or to the side or rear of the property?

Elizabeth Mills