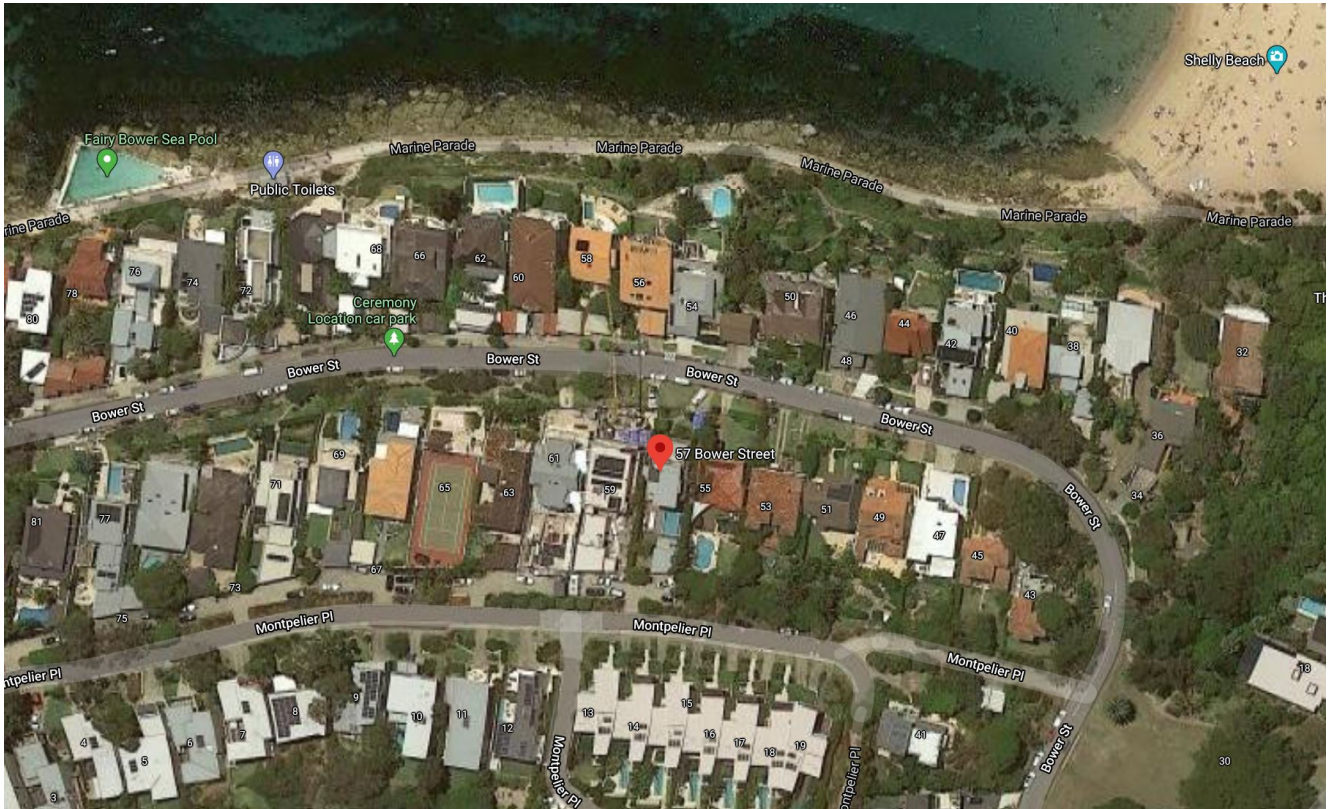


STATEMENT OF ENVIRONMENTAL EFFECTS



PROPOSED CONSTRUCTION OF A PERGOLA WITH GREEN ROOF, VERGOLA, CARPORT WITH GREEN ROOF, STOREROOM WITH GREEN ROOF, FRONT FENCE, ENTRY ARBOUR, WALLS, STAIRS, DRIVEWAY REPLACEMENT AND GENERAL LANDSCAPE UPGRADE

FOR

MR BRAD AND MRS EDWINA HARRISON

**57 BOWER STREET
MANLY, NSW 2095**

MARCH 2020

Table of Contents

	Page Number
1.0 Introduction	3
2.0 Locality and Site Images	4
3.0 Proposal	9
4.0 Development Controls and Policies	12
5.0 Evaluation Pursuant to Section 79C of The Environmental Planning and Assessment Act, 1979	12
5.1 Environmental Planning Instruments	12
5.2 Draft Environmental Planning Instruments	13
5.3 Local Environmental Plan	13
5.4 Development Control Plan	15
5.5 Likely Impacts of the Proposed Development	21
5.6 Suitability of The Site	22
5.7 Submissions Made in Accordance with the Act or Regulations	22
5.8 Public Interest	22
6.0 Conclusion	22

1.0 INTRODUCTION

This statement of environmental effects accompanies a development application for; construction of a pergola with green roof, vergola, carport with green roof, storeroom with green roof, front fence, entry arbour, driveway replacement, walls, stairs and general landscape upgrade at 57 Bower Street, Manly (Lot 64, DP 8075).

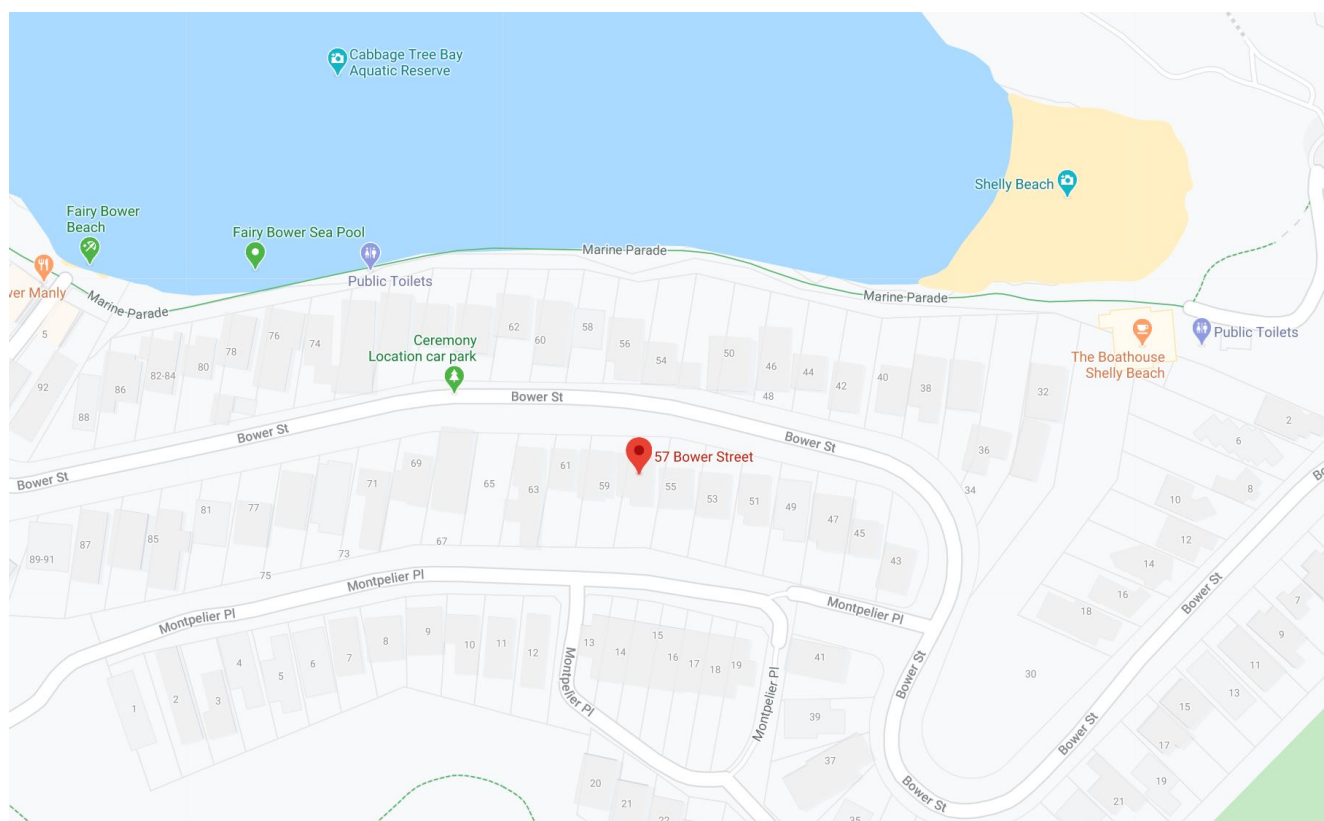
The purpose of this Statement of Environmental Effects is to describe the proposed development and review the relevant planning requirements relating to the proposal. It provides an assessment of the proposed works in terms of the Evaluation Criteria prescribed under Section 79C(1) of the Environmental Planning and Assessment Act, 1979.

The merits of the proposal are considered in terms of the relevant Northern Beaches Council planning instruments, codes and policies.

2.0 LOCALITY AND SITE

The property is located within the Manly Locality, within the area of the former Manly Council and now within the area of the Northern Beaches Council and is shown as Zone E3 'Environmental Management' on the land zoning map. The property is also located within a 'Foreshore Scenic Protection Area'.

The property is rectangular in shape, its northern boundary is 15.35 metres wide, its southern boundary is 15.395 metres wide, its western boundary is 45.72 metres long and its eastern boundary is 45.57 metres long. The site is steeply sloping from South to North. The Southern end of the property is bounded by Montpelier Place and the Northern end is bounded by Bower Street. It's Eastern and Western boundaries are respectively shared with No 55 and No 59 Bower Street, Manly, NSW 2095. The site contains an existing two & three storey clad and rendered residence with a metal roof, a separate self-contained garage (accessed via Montpelier Pl), a hardstand with driveway & gate (accessed via Bower St), swimming pool, spa and adjacent paved + decked poolside area, studio to Southern end of pool, paved area off the rear of the house, retaining walls, stairs as well as landscaped gardens to the front and rear of the residence. The proposed development is subject to Manly Local Environment Plan (LEP) 2013 and Manly Development Control Plan (DCP) 2013 Amendment 11.



Locality Map. Source – Google Map
[Site is shown with red marker]



Image 1 – View of the front of the property showing the residence as viewed from the streetscape. Existing walling, gates and driveway proposed to be replaced with new carport with green roof, stone clad blade walls, vertical painted timber fencing + carport door + gate, entry arbour, new driveway & general landscape upgrade. Scale of new elements will be in keeping with the area & that of neighbouring property No 59 Bower St (shown) providing a softer feel overall.



Image 2 – View East within boundary walls of front garden showing proposed location of new carport with green roof, stone clad walling and storeroom with green roof. Existing Pandanus to be retained & relocated. Stone clad wall to be retained and extended West providing support for carport and storeroom green roofs. Existing Frangipanis to be retained.



Image 3 – View from ground floor balcony over front garden showing existing solid masonry boundary wall and timber gates to be replaced with vertical painted timber batten fence, gate and carport door + stone clad blade walls. Existing Pandanus to be retained and relocated, Frangipani to also be retained.

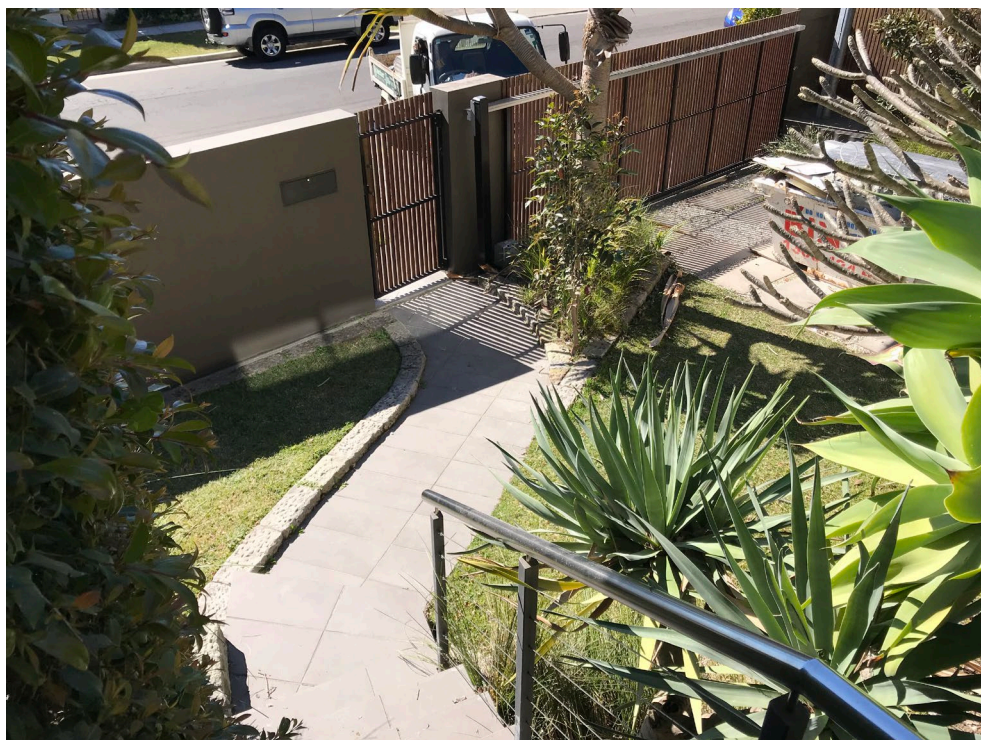


Image 4 – View North from existing stairs up to front entry. Stairs are proposed to be removed, reoriented and replaced with new in altered location to fit with proposed upgrade of front garden. Significant planting to be retained with additional planting as required.



Image 5 – View South from inside rear of existing dwelling showing pool zone and rear paved area, existing studio and garage beyond. Proposed pergola with green roof will attach to dwelling above rear doors and extend over paved area providing much needed shelter and protection from the elements in the rear entertaining area. Structure will not be seen from any adjoining neighbouring properties.



Image 6 – View North-West showing rear of dwelling when viewed from studio. Proposed pergola with green roof will run from the rear of the dwelling across the paved area providing much needed protection from the elements and a place to dine/entertain in all weather. The green roof will assist to soften the structure which will not be seen from any neighbouring dwelling.



Image 7 – View West from 1st floor balcony off master bedroom towards neighbouring property No 59 Bower St, Manly. The proposed new vergola will fill the square between the 2 existing rooflines & will not extend beyond these lines nor will it increase the existing height of the roof. The vergola will also not interfere with the neighbouring properties view there are no proposed walls underneath. It will also be of a dark colour ensuring it recedes



Image 8 – View South from 1st floor balcony looking back towards master suite. Existing vergola to be removed and replaced with a solid roof of the same size and height. Proposed new vergola will attach to face of new roof and extend North at same height of and not beyond existing line of awning/roof structure. Existing dilapidated louvred screen shown on West side proposed to be replaced with solid screen wall for increased

3.0 PROPOSAL

The proposal consists of the following:

- Construction of a new steel pergola with green roof to the rear (South) of the property;
- Addition of a new vergola to 1st floor balcony and replacement of existing privacy screen;
- Construction of a new carport with green roof and vertical timber door to front (North) of the property in lieu of existing hardstand and driveway gate;
- Construction of a new storage area with green roof to front (North) of the property;
- Replacement of existing front wall and gate with new vertical timber fence and gate;
- Construction of new covered arbour over pedestrian entry
- Extension of existing stone clad garden wall and construction of new stone clad blade walls for storage area and carport
- Replace existing paved pedestrian path and steps with new
- Replace existing driveway layback with new to match proposed new carport floor;
- Removal of 2 x existing *Cupaniopsis anacardioides* (rear) and transplanting of existing *Pandanus* (front);
- General landscape upgrade to front (North)

The existing rear garden provides a great open space in which to play and entertain, however, it lacks the crucial element of providing a covered weatherproof area. The proposed construction of a steel pergola with green roof extending out from the rear of the dwelling will provide much needed shelter, shade and the ability to use the space as intended in all weather. The proposed pergola will be constructed of steel powdercoated black with a fixed glass roof to each end and an elevated central green roof. The central elevated green roof will dramatically soften the structure and provide a beautiful visual when viewed from all angles within the property, particularly from the 1st floor master suite. The proposed pergola maximum height shall culminate max. 3.6m above existing ground level (paved) and is connected to the Southern façade of the existing dwelling and the corner post of the existing studio with additional support posts in the existing raised masonry garden bed on the Western side of the space.

The 1st floor balcony is dedicated to the master suite of the property and contains the most spectacular views over the water, Shelley Beach, Manly Beach & surrounding districts. The current vergola is proposed to be replaced with a fixed roof to ensure protection from the elements immediately outside the doors. A new vergola is proposed to fill the 'gap' between the existing roof extents providing further options for weather protection allowing the occupants to maximise use of the balcony and its amazing outlook. The vergola does not extend beyond the existing roof lines or balcony footprint nor does it increase the height of the existing roof. The proposed vergola will have no impact on the amenity of the neighbouring property No 59 Bower St. The existing louvred privacy screen on the Western side of the balcony is proposed to be replaced with a solid screen of the same size providing increased privacy for both the subject property and that of the neighbour No 59.

The existing front garden does not reflect the style or quality of the dwelling or streetscape nor does it maximise the potential of the space. Furthermore, the existing wall and gates do not provide the desired security or privacy for the property while the existing hardstand does not provide weather protection or adequate off-street parking for the owner's vehicles. The proposed carport with green roof will create a viable secure space for off-street parking, one which creates an attractive visual when viewed from the streetscape. The natural stone-clad blade walls providing support to the roof structure (dark fascia) when combined with the planting help to soften the frontage far more than the existing rendered wall. The rear of the carport structure is proposed to be supported by the existing stone clad wall within the property & all new walls are to match this wall in both material and height. The floor is proposed to be a concrete finish and this will carry through the reshaped driveway to the existing layback.

The proposed vertical painted timber fencing, gate and carport door will be painted dark to recede and create a less dominant visual when viewed from the streetscape. The open nature of this fencing also allows the landscaping to play more of a part, providing greater visual softening.

The proposed steel arbour with fixed glass roof over the new pedestrian entry gate provides protection from the elements when accessing the property & is to be of a dark colour to match the fencing, ensuring that it will recede and have minimal visual impact.

All proposed elements on the boundary are in keeping with the style, character and scale of the existing residence and surrounding properties. In addition, the proposed fence and walls do not exceed the height of the existing boundary wall in the North East corner of the neighbouring property No 59 Bower St, Manly where they will adjoin.

The proposed storeroom with stone clad walls (to height of existing stone clad wall) and green roof sits well inside the property boundary and will be invisible from the streetscape except for the green roof which provides further softening to the development & property when viewed from the streetscape. The storeroom provides a much-needed secure space to house bikes, surfboards and other equipment on the primary access side of the property (closest to the beach). Having these items readily available on this side of the property, without the need use a vehicle or carry equipment down multiple stairs, will encourage and allow for greater use of the surrounding beaches and natural spaces which are synonymous with the lifestyle the area provides.

The extension of the existing stone wall within the property, replacement of pedestrian path, replacement and reorientation of access stairs and general landscape upgrade are considered and required elements which complement the proposed new structures. The revamping of this area with new planting to complement existing and the inclusion of these new elements will create intrigue within the property and a beautiful journey through the space to the front entry for the residents.

The proposal seeks to remove 2 rather spindly existing *Cupaniopsis anacardioides* from the rear garden and replace them with 3 x *Howea forsteriana* (2 rear, 1 front). In addition, the proposal seeks to relocate an existing *Pandanus* in the front garden to another location within the front setback. All other existing significant species are proposed to be retained.

All elements of this proposal are to be constructed and finished in a manner which is sympathetic to and complements the existing dwelling. The proposed works will retain the style of the existing building and inherent qualities of the area, impacting positively on the property and ensuring its full potential is achieved. In addition, the sloped site and high-set residence ensures that any elements on the streetscape do not feel dominant in relation to the scale of the property.

The overall aim of the proposal is to create a recreational and visual asset that integrates within the existing residence and landscape; it shall create cohesion between landscape elements and the built form in a complementary and balanced manner. Furthermore, the proposal will increase security and privacy for the subject site

The proposed landscape development considers the inherent qualities of the property and its setting, as well as the inherent qualities of the adjacent properties, and has been designed so as to integrate well with the form and features of the site. The proposal and associated works only impact positively on any scenic qualities and characteristics of the area and do not detract from any neighbouring views, privacy or amenity in any capacity.

The proposed development generally complies with Council's requirements as further outlined herein.

4.0 DEVELOPMENT CONTROLS AND POLICIES

The Manly Council Local Environment Plan 2013 (LEP 2013), current version of 15th January 2020 is the statutory planning instrument that establishes what forms of development and land use are permissible and/or prohibited on all land within the former Manly Council jurisdiction of the Northern Beaches Local Government Area. LEP 2013 is made up of the written instrument and a series of maps.

Manly Council Development Control Plan 2013 (DCP) is a policy document. The DCP provides the detailed objectives and planning guidelines to guide various forms of development within the former Manly Council jurisdiction of the Northern Beaches Council Area. The Development Control Plan Maps identify which land parcels within the former Manly Council jurisdiction of the Northern Beaches Council Area are subject to certain controls, conditions and policies.

5.0 EVALUATION PURSUANT TO SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

5.1 ENVIRONMENTAL PLANNING INSTRUMENTS

State Policies and Sydney Regional Planning Instruments

Clause 4.6 of the Standard Instrument Local Environment Plan (SI LEP);

The aims and objectives of this policy are to provide flexibility in the application and assessment of development standards in circumstances where strict compliance with those standards would in the circumstances of a particular case, be unreasonable and unnecessary and may tend to hinder the attainment of the objectives specified in Section 5 (a) (i) and (ii) of the Environmental Planning and Assessment Act, 1979.

Clause 4.6 of the Standard Instrument Local Environmental Plan does not apply to the subject development application.

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

The object of this Policy is to provide a state-wide approach to the remediation of contaminated land for the primary purpose of reducing the risk of harm to human health or any aspect of the environment.

Clause 7 of the SEPP is relevant and outlines the matters for consideration by a consent authority in determining a development application.

Our investigations have confirmed our understanding that the subject land has in the past been used exclusively for residential purposes and there is no history to suggest any contaminating uses previously occurred on the site. We are unaware of any contaminated fill having been imported onto the site.

Council can therefore be satisfied that the land is not contaminated and therefore that no remediation of the land is required.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The object of this Policy is to provide a state-wide code to pre-specified standards in relation to dwelling developments, home extensions and ancillary structures and how they can proceed as complying development, and in relation to small scale structure associated with dwellings, how they can proceed as exempt development.

The proposed pergola with green roof, vergola, carport with green roof, storeroom with green roof, front fence, entry arbour, walls, stairs and driveway replacement property are not permissible under the SEPP Exempt and Complying Development Code due to the land being part of a Foreshore Scenic Protection Area.

5.2 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

The proposal is not affected by any draft environmental planning instrument.

5.3 LOCAL ENVIRONMENTAL PLAN

Manly Council LEP 2013

Land Use Table - Zone E3 Environmental Management

The objectives of this zone are as follows:

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that does not have an adverse effect on those values*
- *To protect tree canopies and provide for low impact residential uses that does not dominate the natural scenic qualities of the foreshore.*
- *To ensure that development does not negatively impact on nearby foreshores, significant geological features and bushland, including loss of natural vegetation.*
- *To encourage revegetation and rehabilitation of the immediate foreshore, where appropriate, and minimise the impact of hard surfaces and associated pollutants in stormwater runoff on the ecological characteristics of the locality, including water quality.*
- *To ensure that the height and bulk of any proposed buildings or structures have regard to existing vegetation, topography and surrounding land uses.*

The proposed development does not increase the scale or bulk of the property and all elements are in keeping with the size and appearance of existing surrounding properties. The proposed revegetation, retention and addition of canopy trees and additional planting in the form of green roofs will help to soften the space while minimising the impact of hard surfaces. The proposed works will not have any impact on the surrounding environment, nor will they detract or impede on the nearby foreshore, ecological characteristics or any environmental features of the locale. All works proposed as part of this development are permissible within this zone.

The following sub-clauses of the Manly Council Local Environmental Plan are relevant (but not exclusively) amongst the clauses of the Manly Council LEP 2013

Sub-clause 6.5 Terrestrial biodiversity

The proposed development sits within an area identified as "Biodiversity" on the *Terrestrial Biodiversity Map*. Please refer to the accompanying Flora and Fauna Assessment completed by Cumberland Ecology which addresses this section of the LEP.

Sub-clause 6.9 Foreshore scenic protection area

- (1) *The objective of this clause is to protect visual aesthetic amenity and views to and from Sydney Harbour, the Pacific Ocean and the foreshore in Manly.*
- (2) *This clause applies to land that is shown as "Foreshore Scenic Protection Area" on the [Foreshore Scenic Protection Area Map](#).*
- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered the following matters:*
 - (a) *impacts that are of detriment to the visual amenity of harbour or coastal foreshore, including overshadowing of the foreshore and any loss of views from a public place to the foreshore,*
 - (b) *measures to protect and improve scenic qualities of the coastline,*
 - (c) *suitability of development given its type, location and design and its relationship with and impact on the foreshore,*
 - (d) *measures to reduce the potential for conflict between land-based and water-based coastal activities.*

The proposed development sits within an area identified as "Foreshore scenic Protection area" but the property does not belong to the Foreshore Area and none of its boundaries are affected by a Foreshore Building Line. The proposed development does not detract or impede on the visual amenity of areas adjoining the coastal foreshore nor does the proposed development impede on the public views to the coast.

Given the surrounding developed land and its myriad of differing dwellings, the proposed development would never be the primary focus of any outlook. The proposed development shall only increase the quality and density of the landscape associated with the subject property.

5.4 DEVELOPMENT CONTROL PLAN

Manly Council DCP 2013

The following provisions of the Manly Development Control Plan 2013 are relevant (but not exclusively) amongst the 5 parts of:

Part 3: General Principles of Development

3.1.1 Streetscape (Residential Areas)

3.1.1.1 Complementary Design and Visual Improvement

The proposed development will dramatically improve the appearance of the property when viewed from the streetscape through innovative design solutions such as a green roof carport. The natural stone walls, receding dark timber fence & carport door when combined with the carport green roof will provide a far softer structure than the current rendered wall & timber gates. The scale and finish of the proposed development complements both the existing style and architecture of the building as well as that of the surrounding locality and certainly is softer and of a lesser scale than the recently completed construction of neighbouring property No 59 Bower Street. Furthermore, the proposed development does not detract from the scenic amenity of the area when viewed from surrounding public or private land.

3.1.1.2 Front Fence and Gates

The proposed front fencing and walling complement and reflect the characteristics of the existing dwelling as well as the locality in both material and scale. The adjacent property No 59 Bower St has a large stone-clad front boundary wall, as well as several other similar walls immediately inside the property and this is a material the proposed development also intends to implement. The replacement of the existing boundary walls and gates with the proposed will certainly improve the streetscape while increasing privacy and security for the subject property.

3.1.1.4 Garages, Carports and Hardstand Areas

The proposed carport with its green roof and natural stone clad blade walls will absolutely be a positive element of the streetscape and certainly more so than the existing rendered walling and gates. The green roof will soften any built form, while linking the structure with the surrounding gardens inside the property and providing a more aesthetically pleasing visual when viewed from the streetscape.

3.3 Landscaping

3.3.1 Landscaping Design

The proposed development meets both the open space and landscaped area requirements providing adequate areas for landscaping. The proposed development represents a drastic upgrade in amenity and aesthetic appeal to the space, one which complements and enhances both the existing dwelling and the surrounding area.

The property is within an area of habitat for the long-nosed bandicoot and new plantings will include native species to provide habitat for potential foraging and nesting. Please refer to the accompanying Flora and Fauna Assessment completed by Cumberland Ecology for further information.

The existing landscaped areas and proposed new landscaped areas are capable of supporting new native trees and the proposal includes the installation of 3 x *Howea forsteriana* (Kentia Palms) as part of the development. Furthermore, locally occurring native plant species are proposed to be used where possible to assist in providing habitat for local fauna.

3.4 Amenity (Views, Overshadowing, Overlooking/Privacy, Noise)

3.4.1 Sunlight Access and Overshadowing

The works proposed as part of this development do not have a detrimental effect on sunlight access to either the private open spaces within the development site or to any adjoining properties.

The proposed pergola to the rear garden provides much needed shelter and protection from the sun in this space. The proposed vergola to the 1st floor also provides additional shelter and protection on the upper level balcony, a highly exposed part of the property.

The location of the works forming a part of the proposed development are far removed from any dwelling structures or private open space on adjoining sites, ensures that there will be no overshadowing issues caused by the proposed development.

3.4.2 Privacy and Security

The proposed development seeks to upgrade the existing landscape of the subject site and generally utilises existing ground levels which ensures that no privacy issues will be created as a result of the proposed works through the potential for overlooking.

Both privacy and security for the subject site will be increased as a part of this development. The proposed carport with green roof will provide a secure, weatherproof space in which the owner can park and secure their vehicles at the front of the dwelling while also replacing the existing boundary barrier. The proposed front fence and security gate, proposed to increase in height over the existing wall and gate, will provide additional security to the property as well as increased privacy. Several recent burglaries to neighbouring properties has meant that security is of paramount concern for the owner of the subject property and this response to the brief has formed part of this development.

3.4.2.2 Balconies and Terraces

The proposed replacement of the existing louvred privacy screen on the 1st floor balcony with a solid screen will increase privacy for both the subject property and the neighbouring property No 59 Bower St by further mitigating direct viewing between the properties.

3.4.2.3 Acoustical Privacy (Noise Nuisance)

There will be no increase in noise and, as a result, no loss in Acoustical Privacy as a result of the proposed development. The proposal only seeks to upgrade the existing amenity of the property and does not fundamentally change its use. Any additional noise created through the increased amenity will be no different than one could reasonably expect to be typically associated with entertaining in a private open space.

3.4.3 Maintenance of Views

All existing views for both the subject site and any neighbouring property will be maintained and remain unaffected as a result of the proposed works.

3.5 Sustainability

3.5.1 Solar Access

There will be no loss of solar access available to either the subject property or any adjoining properties resulting from the proposal.

3.5.5 Landscaping

The proposed design has been carefully considered and is responsive to the particular site conditions. All plantings will be selected with sustainability and efficiency in mind & the proposed development shall generally increase the amount of considered landscape to the site. In addition, the use of multiple green roofs provides further scope for planting to the site.

3.7 Stormwater Management

Any new roof structures proposed as part of this development will be linked to the existing stormwater system meaning that any water captured by the roof will be directed into existing outlets.

The proposed installation of several green roofs will increase stormwater retention to the site.

All other existing stormwater services on site are proposed to be retained.

3.8 Waste Management

The accompanying Waste Management Plan addresses this section.

Part 4: Development Controls and Development Types

4.1 Residential Development Controls

4.1.2 Height of Buildings

The proposed addition of a vergola to the 1st floor balcony does not exceed the existing height of the building nor does it extend beyond the envelope of existing rooflines.

4.1.4 Setbacks (front, side and rear) and building separation

The proposed carport with green roof + walls, vertical timber fencing + gate and entry arbour are setback only minimally from the front property boundary, however, they only seek to replace an existing rendered wall and timber gates which were located directly on the boundary line. The proposed carport is setback 900mm from the Eastern (side) boundary. The desired spatial proportions of the street will be maintained and are certainly no greater than the recently completed works at neighbouring property No 59 Bower Street.

These proposed elements only seek to maintain and enhance the existing streetscape through the use of receding dark materials (painted timber fence and gates) alongside natural stone and green roofs with planting. These materials along with additional planting through the garden and green roofs will also soften any structures while providing character to the streetscape. Furthermore, the proposed works will only enhance privacy for the property when viewed from the public domain.

All other proposed works within the front setback; storeroom with green roof, stone clad walls, new pedestrian path and stairs are proposed to utilise the same materials, complementing not only new elements proposed under development but also the existing characteristics of the property. All of these elements will be contained behind the proposed front fence and carport, however, the storeroom green roof provides the opportunity for further softening within the property and in turn when viewed from the streetscape as the planting will be visible above the fence line albeit set back.

The proposed pergola to the rear garden is setback 1000mm from the Western (side) boundary and will not be seen from nor does it detract from the amenity of any neighbouring properties or the public domain.

The proposed vergola addition to the 1st floor balcony does not extend past the existing rooflines and therefore does not detract from the amenity of any neighbouring properties or the public domain.

4.1.5 Open Space and Landscaping

4.1.5.1 Minimum Residential Total Open Space Requirements

The subject site is identified as Area OS3 on Map B in Schedule 1 of the Manly DCP 2013 and requires 55% of the site area be Total Open Space. The proposal meets and exceeds the requirements for Total Open Space. Please refer to accompanying plan LAC 01 for calculations.

4.1.5.2 Landscaped Area

The subject site is identified as Area OS3 on Map B in Schedule 1 of the Manly DCP 2013 and requires a minimum 35% of the Total Open Space be Landscaped Area.

The proposed development meets and exceeds this requirement. Please refer to the accompanying plan LAC 01 for calculations.

The subject site, being between 500 and 800sqm in size, requires a minimum of **3** native trees exist/be planted on site as outlined in **Figure 37 of the DCP**. The proposal seeks to remove 2 existing *Cupaniopsis anacardioides* and replace with 3 *Howea forsteriana* thereby fulfilling the requirements outlined in the DCP.

The proposed carport is setback 900mm from the Eastern (side) boundary, providing adequate space for landscaping and therefore meets the requirements outlined in the DCP.

4.1.5.3 Private Open Space

The subject site meets the requirement for Principal Private Open Space through the rear garden area which exceeds the minimum 18sqm requirement outlined in the DCP.

4.1.6 Parking, Vehicular Access and Loading

4.1.6.1 Parking Design and the Location of Garages, Carports or Hardstand Areas

The proposed carport with green roof seeks to replace an existing gated hardstand area on the subject site. The proposed carport opening does not exceed that of the existing gate + hardstand, however, it does provide more opportunity within for more vehicles (2 as opposed to 1) therefore reducing the demand for on-street parking.

The proposed carport consists of naturally stone-clad blade support walls (complementing neighbouring property No 59 Bower St), vertical timber batten door painted dark & a green roof. The combination of these materials will ensure that the structure complements not only the existing dwelling and other elements of the proposed development, but also neighbouring properties and the characteristics of the locality. The proposed carport will minimise the visual impact on the streetscape and neighbouring properties, particularly with the implementation of a green roof which will soften the structure as well as create an aesthetically pleasing visual from the public domain.

While the dwelling does have an existing garage accessible from Montpelier Place to the rear, the properties primary entry is accessed via Bower Street. An existing hardstand is currently in place off Bower Street, accessed by a driveway gate. The proposal simply seeks to install a carport with door in place of the existing hardstand with gate to provide much needed weatherproof and secure off-street parking for the owner's vehicles. As previously mentioned, security is paramount given the recent neighbourhood burglaries and the proposed carport provides far greater security than the existing option. It must also be noted that there is precedence in the immediate vicinity for properties with 2 enclosed off-street parking options accessed via both Bower St and Montpelier Place at No's 61, 63, 81 and 85 Bower Street, Manly.

The proposed carport will be open on the Eastern & part Western sides (accessible via a sliding open timber batten door and seeks to enclose the front for the aforementioned security purposes. The proposed carport also meets the requirements for maximum width outlined in the DCP being 6m wide.

4.1.10 Fencing

The existing rendered boundary wall with timber gate is proposed to be replaced by a vertical painted timber batten fence and gate (in addition to the aforementioned carport) at 1.8m high. The proposed battens with spacings equate to a far lighter structure than the existing wall, ensuring a less dominant appearance when viewed from the streetscape and the ability for landscaping within the property boundary to play more of a part in the overall visual. The proposed height is in keeping with that of the existing stone clad walls on neighbouring property No 59 Bower St and its lighter appearance, when coupled with the green roof for the carport, will ensure a far softer presence overall. In addition, the sloped site and high-set residence ensures that any elements on the streetscape do not feel dominant in relation to the scale of the property. Furthermore, the increased height of the proposed fencing will dramatically increase security for the property as well as privacy. The proposed arbour structure over the entry gate will be dark in appearance and provides much needed protection from the elements for pedestrians entering the property.

4.4.1 Demolition

While the proposal only seeks a minimal amount of demolition as outlined on the accompanying plan LMP 01, all measures will be taken to ensure minimal disturbance to the environment, neighbouring properties and the public domain.

4.4.5 Earthworks (Excavation and Filling)

Minimum Earthworks will be undertaken as part of the proposed development and all of the criteria set out in the DCP will be fulfilled.

Part 5: Special Character Areas and Sites

5.4 Environmentally Sensitive Lands

5.4.1 Foreshore Scenic Protection Area

The proposed development sits within an area identified as "Foreshore scenic Protection area" but the property does not belong to the Foreshore Area and none of its boundaries are affected by a Foreshore Building Line. The proposed development does not detract or impede on the visual amenity of areas adjoining the coastal foreshore nor does the proposed development impede on the public views to the coast.

Given the surrounding developed land and its myriad of differing dwellings, the proposed development would never be the primary focus of any outlook. The proposed development shall only increase the quality and density of the landscape associated with the subject property.

5.4.2 Threatened Species and Critical Habitat Lands

The proposed development sits within an area identified as "Biodiversity" on the *Terrestrial Biodiversity Map* and is a habitat of the Long-Nosed Bandicoot. Please refer to the accompanying Flora and Fauna Assessment completed by Cumberland Ecology which addresses this section of the DCP

5.5 THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT ON BOTH THE NATURAL AND BUILT ENVIRONMENT, AND THE SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY

The proposed development and its landscape upgrade including green roofs shall result in a reduction of storm water runoff. It shall generally improve the environment's health within the site boundary and the immediate surroundings.

The elements of the proposed development will not have a detrimental impact to the amenity of any neighbouring properties or public domain. There shall be no negative impacts on the natural or built environment arising from the proposed works.

It is our considered opinion, as Landscape Architects, that the proposal represents an appropriate addition to the rear of the property, one which complements the existing residence and locality.

The development shall not result in any social or economic impacts on the locality.

5.6 THE SUITABILITY OF THE SITE FOR DEVELOPMENT

The site has a long history of residential use, and the continued use of the land for residential purposes for a dwelling house is an appropriate use of the land consistent with the residential zoning.

In this circumstance, the site is considered to be very suitable for the continued use for residential purposes as proposed.

5.7 SUBMISSION MADE IN ACCORDANCE WITH THE ACT OR REGULATIONS

The proposal is not an integrated development.

5.8 PUBLIC INTEREST

The public interest is considered in terms of compliance with the relevant planning controls applicable to the proposed development.

The continued use of the land for residential purposes is consistent with the objectives for the residential zone and the desired future character for this area of Manly.

The proposal is generally consistent with the relevant objectives and development standards. The proposal will not result in significant adverse impacts on the amenity of the neighbouring properties.

The proposal represents an appropriate and desirable improvement to the function and amenity of the property. It is a design that is compatible with the built form and character of the area and the surrounding residential development. The proposal will positively impact on the existing landscape and natural features of the site.

It is our opinion that there are no discernible issues relating to the proposed development that would be contrary to the public interest.

6.0 CONCLUSION

The proposed construction of a pergola with green roof, vergola, carport with green roof, storeroom with green roof, front fence, entry arbour, driveway replacement, walls, stairs and general landscape upgrade as previously outlined in this submission, have been designed in a manner that shall ensure that they are able to be successfully integrated into the existing residence and property. Any potential for adverse impact has been carefully weighted, addressed and mitigated, giving due consideration to the requirements of the Manly Council LEP 2013 and the Manly Council DCP 2013.

The form and design of the proposal is responsive to the particular site conditions. It represents an appropriate form of development that shall enhance the appearance of the property.

The proposed development shall dramatically increase the amenity and encourage the occupying family to better make use of their property and outdoor recreational spaces. In addition, the proposed works shall increase both privacy and security for the property and its residents.

There shall be no unacceptable impacts on the existing locality, visual character when viewed from a public place, or amenity of neighbouring properties.

The form and design of the proposal is responsive to the Clients' brief and to the specific site conditions that exist. In our professional opinion it represents an appropriate form of development, which shall maintain and enhance the visual appearance and amenity of the residence and surrounding environment.

We understand that this application will be judged on its merits and believe that Council should support it.

Tom Wright
Landscape Designer