

25 June 2021

**RE: 88 BOWER STREET, MANLY
VIEW SHARE ANALYSIS**

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Throughout the development of the proposal at 88 Bower, Manly Squillace Architects have met with surrounding landowners in the immediate proximity to the proposed site.

After conducting site visits to all neighbouring properties, it is evident that the proposed development will have no negative impacts and the surrounding sites and the views that they enjoy.

Below is a summary of our finding when investigating each neighbouring property:



NOMINATED ARCHITECT
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86 Bower Street, Manly

Using a rear setback of 13.9m, the proposed development of 88 Bower Street maintains all existing views to Cabbage Tree Bay and distance views of the Queenscliff, Freshwater and North Curl Curl headlands. The proposed development has been designed to improve amenity between the two properties via the addition of privacy louvres along the eastern boundary and maintain no windows along the boundary where 86 Bower Street has windows present, improving the views from the 86 Bower St western bedroom windows.

Whilst not directly impacting views the proposed garage wall adjacent to the eastern boundary was also presented to the owners of 86 Bower Street for comment. Over the course of numerous meetings with the owners of 86 Bower St a satisfactory outcome was achieved between both parties. It was agreed to move the proposed garage north from its earlier proposed position to reduce the extent of building bulk and for the boundary fence to be amended to promote better privacy between the properties – please see below image reflecting these amendments.



View from driveway of 86 Bower St looking west

Please note that post the issue of this photomontage the 86 Bower St owners had no further comments with the exception of a request to remove the proposed greenery from the 88 Bower St garage wall indicating that they would undertake their own landscaping along their western boundary

87 Bower Street, Manly

The proposed development of 88 Bower Street maintains all existing views water views. Views will be improved via the removal of the existing palms and Port Jackson fig (see below) which is causing structural damage to the existing sandstone boundary fence as outlined in SDA structures letter dated 25/06/21. The proposed roof form of the building is of similar bulk and height to that of 92 Bower St, sits significantly below that of the neighbouring property to the east (86 Bower St), steps down with the topography to the north and is predominantly screened.



View from pool deck of 87 Bower St looking north

92 Bower Street, Manly

Using a rear setback of 13.9m, the proposed development of 88 Bower Street maintains all existing views to Cabbage Tree Bay. The dominant visual outlook to the north-east is of 86 Bower St and the proposed setback of the subject site leaves this unaltered as evidenced by the images below.

The proposed development has been designed to improve amenity between the two properties via the addition of privacy louvres along the western boundary and maintain no windows along the boundary where 86 Bower Street has windows present.



Current



Proposed

View from balcony of 2/92 Bower St looking north-east

89-91 Bower Street, Manly

The proposed development of 88 Bower Street maintains existing water views. As noted previously proposed roof form of the building is of similar bulk and height to that of 92 Bower St to the west which is not visible from the property as evident in the below view. Views will be improved via the removal of the existing palms and Port Jackson fig which currently dominate the visual catchment across the subject site.



View from balcony of 89-91 Bower St looking north

83-85 Bower Street, Manly

The proposed development of 88 Bower Street maintains all existing views water views. Views will be improved via the removal of the existing palms and Port Jackson fig which currently dominate the visual catchment across the subject site.



This image shows the view from balcony of 83-85 Bower St looking north and is taken from the Squillace archives for reference.

No neighbour consultation was undertaken in relation to the development of the subject property however it is clear from the above photo that the proposed development poses no adverse visual impact to the views enjoyed by 83-85 Bower St.

Conclusion

The proposed development has no impact on the views from a range of dwellings adjacent to the site and its proposal is considered to be eminently reasonable under the conditions outlined in Tenacity Planning Principles (views affected, location of views, extent of impact & reasonableness) and the objectives outlined in Section 3.4.3 of the Manly DCP 2013 pertaining to the Maintenance of Views.

Photography presented has been taken at a standing position at approximately 1.6m high from living spaces and balconies and from locations where the development of the subject site has the greatest potential view impact. The subject site is not subject to any special height provisions in relation to clause 4.3A of the LEP

The proposed building form sits behind the dominant building line of its two adjacent neighbouring properties (at 86 Bower St to the east & 92 Bower St to the west) and does not impact their views from their Marine Parade frontages to Cabbage Tree Bay. Furthermore the development poses no additional impact to the water views that these properties enjoy across their side boundaries.

In addition the proposal presents no view impact to the residential properties along the southern side of Bower St, in particular 83-85, 87 & 89-91 Bower St. Water views from these properties are predominantly enjoyed across their front boundaries. The natural topography (which slopes steeply down towards the water (from south to north), combined with the low presentation of the subject building in relation to the Bower St (the uppermost portion of the building is only 2.58m above the adjacent crest of Bower St, or less than 1 typical storey) and the existing screening vegetation results in the proposal having no impact on the views enjoyed from these properties. Additionally the building bulk and roofline has been skilfully designed to follow the topography and to present no view impact to the neighbouring properties and sit equal to or below the adjacent properties.

Manly DCP 2013 extract

3.4.3 Maintenance of Views

Relevant DCP objectives to be satisfied in relation to this paragraph include the following:

Objective 1) To provide for view sharing for both existing and proposed development and existing and future Manly residents.

Objective 2) To minimise disruption to views from adjacent and nearby development and views to and from public spaces including views to the city, harbour, ocean, bushland, open space and recognised landmarks or buildings from both private property and public places (including roads and footpaths).

Objective 3) To minimise loss of views, including accumulated view loss 'view creep' whilst recognising development may take place in accordance with the other provisions of this Plan.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Allana Afshar', with a stylized, flowing script.

Allana Afshar

Associate Director

B.Arch, M.Arch AIA / Reg No. NSW 9052