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STATEMENT OF ENVIRONMENTAL EFFECTS

Project Address: 1No. 1 Salisbury Square, Seaforth, NSW, 2092
Applicant: Mr. Paul Foster
Owner: Mrs. Jane Foster

This Development Application seeks Council's approval for the construction of an Alterations and Additions project, including a new double garage and driveway.

INTRODUCTION

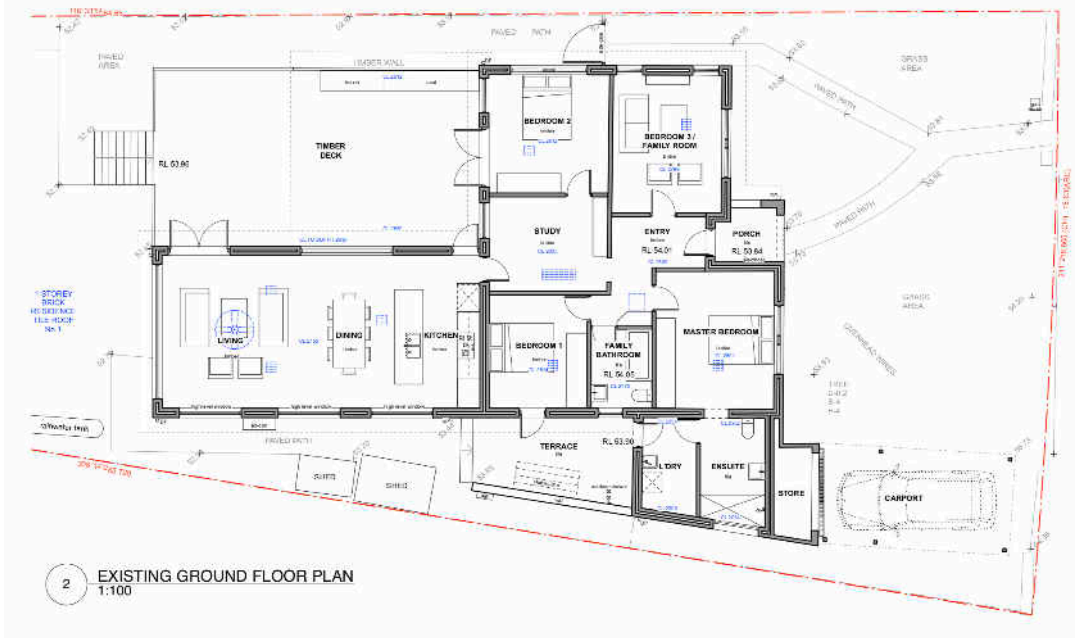
The subject site is located almost at the junction of Salisbury Square and Alan Avenue, on the North-Western side of the central road reserve at the junction of the two roads. The site is a tapered-wedge shape with the larger street front boundary being a slight arc of 18.63 metres wide, tapering to 7.615 metres at the rear. The site is orientated in a south-east to north-west direction with a slight slope across the length of the site, falling approximately four metres from the street boundary down to the rear. There is a public access pathway that runs the entire length of the south-western side boundary.
There is an existing swimming pool located to the rear of the site and this is to be retained with no work proposed to it.
Development on the site is subject to the following regulatory documents:

- Manly Local Environmental Plan 2013
- Manly Development Control Plan 2013, Amendment 6

EXISTING HOUSE

The subject house is a Post War single-storey brick bungalow. There is an existing vehicular crossover to an open carport located in front of the dwelling. The original garage has been converted into a bathroom and laundry at some time, prior to the current owner purchasing the property.

This photo shows the view of the existing house from the rear garden. The public access way is on the right-hand side of the photo on the other side of the fence. The existing covered outdoor entertaining area on the left-hand side of the living/dining area is proposed to be retained within the new works.



THE SITE AND SURROUNDS

SITE DESCRIPTION

ADDRESS	No. 1 Salisbury Square, Seaforth, NSW, 2092
LEGAL DESCRIPTION	Lot 106, DP. 665277
SITE AREA	856.2 m2
STREET FRONTAGE	18.63 metres
ZONING	Foreshore Scenic Protection Area Zone R2 – Low Density Residential
HERITAGE	No
BUSHFIRE	No (Under the Draft Northern Beaches Bush fire Prone Land Map 2018).
ACID-SULPHATE SOIL	Class 5

NEIGHBOURING HOUSES

No. 3 Salisbury Square

No. 3 Salisbury Square is a single storey dwelling recently renovated within the last 10 years. It has a single garage located on the southern side of it's side boundary with a carport in front, forward of the building line and within 3 metres of the front street boundary.

The photo to the left shows the street elevation of No. 3 Salisbury Square.
The main outdoor living area is at the rear of the house and faces north-west into their rear garden. There are two smaller windows facing the subject site, located on the southern side of No. 3 and a side door. The main living areas face into the rear garden.

No. 6 Alan Avenue.

No. 6 Alan Avenue is a single-storey, post-war house that has largely remained in it's original form. It is underdeveloped when compared to other dwellings in the area and will certainly undergo major renovations or complete re-build at some point in the foreseeable future.

The photo on the left shows No. 6 Alan Avenue's street elevation. The public access path can be clearly seen separating No. 6 from the subject site.

MANLY COUNCIL LEP 2013

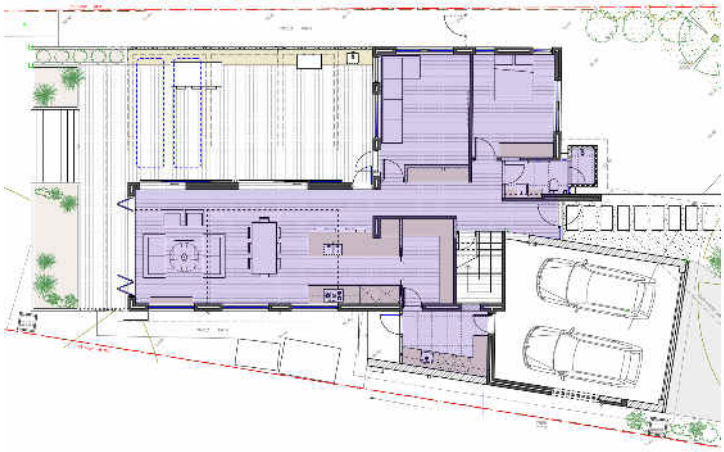
COMPLIANCE WITH NUMERICAL STANDARDS

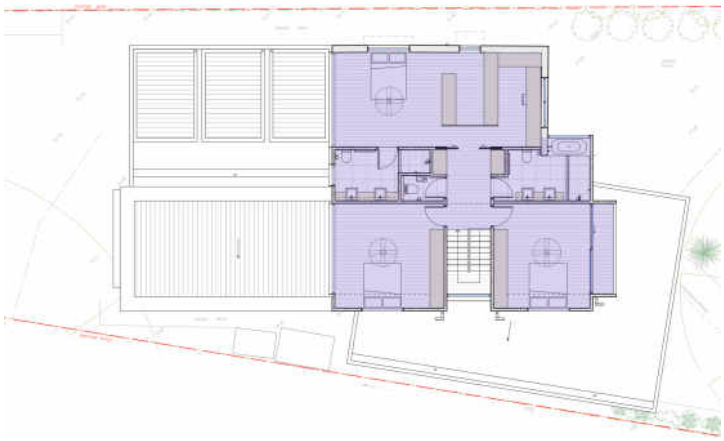
SITE AREA = 856.2 m2

CLAUSE	CONTROLS	PROPOSAL	COMPLIANCE
4.4	**Floor Space ratio**		
	Maximum FSR = 0.4:1 = 342.48 m^2	FSR = 0.32:1 Ground floor = 163.9 m2 First floor = 107.3 m2	Yes
4.3	**Height of Buildings**		
	Maximum Building Height = 8.5 metres	Maximum Building Height: 7.8 metres	Yes
6.1	**Acid Sulphate Soils**		
	Class 5.	Watertable not likely to be lowered below 1 metre	Yes

Clause 4.4 Floor Space Ratio

The diagrams below show the floor areas that we have calculated as contributing to the gross floor area as per the definitions with the LEP:





Total floor area at Ground Floor Level: 121.4 m2

Total floor area at First Floor Level: 107.3 m2

Total floor area: 228.7 m2

Site area: 856.2 m2

The Floor Space Ratio is 0.27:1 and is within Council's requirements.

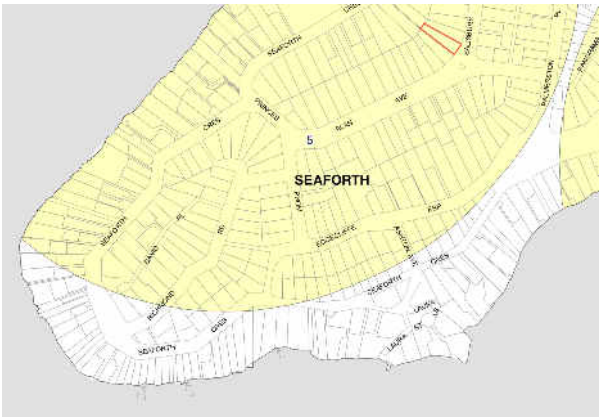
Clause 4.3 Height of Buildings

Height of Buildings Map HOB_002 is shown below:

Maximum height of buildings within the are marked as green "I" = 8.5 metres.

The proposal complies with the Maximum Building Height – see elevation above.

Clause 6.1 Acid Sulfate soils



The subject site is within the 'Class 5' area marked in yellow on the map above.

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.

The site is not within 500 metres of any other Class and is not below 5 metres AHD.

Clause 6.4 Stormwater management

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

(a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and

(b) includes if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and

(c) avoids any significant adverse impacts of stormwater run-off on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimizes and mitigates the impact.

- The proposal seeks to provide 389.4 m2 of permeable soft landscaping, which is 142 m2 above Council requirements. This gives ample opportunity for infiltration of water into the soil.
- The on-site stormwater detention is shown on Drawing DA02-04.
- Two 'bladder tanks are housed under the raised covered deck, each about 2500 litres of storage. The overflow from this tank is fed under gravity to the existing connection into the dish drain of the public footpath that runs along the south-western side boundary

Clause 6.8 Landslide risk

This is not applicable to this Application

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.

The subject site cannot be seen from any point on the Harbour and hence, this clause is not applicable to this Application

MANLY COUNCIL DCP 2013

Below is a review of the proposal in relation to the relevant sections of the Manly DCP 2013.

Section 3.0 – General Principles of Development

3.1 Streetscapes

Objectives:

1) *To minimise any negative visual impact of walls, fences and carparking on the street frontage.*
2) *To ensure development generally viewed from the street complements the identified streetscape.*
3) *To encourage soft landscape alternatives when front fences and walls may not be appropriate.*
4) *To ensure that all parking provision is designed and sited to respond to and respect the prevailing townscape.*
5) *To assist in maintaining the character of the locality.*

3.1.1.1 Complimentary Design and Visual Improvement

- The alterations and first floor additions have been designed to redefine the buildings character, to reflect the scope of work being undertaken and to turn this into a contemporary dwelling. As such the new forms will be contemporary in nature in keeping with the newer development in the neighbourhood. It is reasonable to predict that in the coming years all of the older style single-storey post war bungalows will be developed along similar lines. This proposal is not inconsistent with other newer development in the area.
- The proposal will present a much-improved streetscape presence to the street.
- The double garage has been carefully designed to blend in with the front elevation and not to dominate the streetscape.
- New landscaping to the entry sequence and the private front courtyard will provide a much-improved setting for the dwelling.

3.1.1.2 Front Fences and Gates

- The driveway and entry area will be landscaped and open to the street.
- A front fence, utilizing timber battens, is proposed at 1 metre height in front of the private garden off the Guest Bedroom.

3.1.1.3 Roofs and Dormer Windows

- There are no dormer roofs and windows proposed in this Application

3.1.1.4 Garages, Carports and Hardstand Areas

- The garage has been designed so as not to dominate the front elevation.
- The flat roof of the garage continues to project out over the entry to create a sheltered porch over the front door and provide modelling to the front façade.
- The cladding material for the garage door will be continued around the side wall of the garage and into the entry to lessen the dominance of the garage door when viewed from the street.

3.1.1.5 Garbage Areas

- Not Applicable for a single residence

3.1.2 Streetscape Improvement in LEP Zone B6 Enterprise Corridor

- Not applicable

3.2 Heritage Considerations

- The Application is not within a Conservation Area and is not a Heritage Item listed in the LEP, therefore this section is not applicable

3.3 Landscaping

Objectives

1) *To encourage appropriate tree planting and maintenance of existing vegetation.*
2) *To retain and augment important landscape features and vegetation remnant populations of native flora and fauna.*

- The rear garden and swimming pool area will be retained in this proposal.
- All existing large trees are to be retained. This includes the three large trees in the rear garden.
- The large Murraya shrub in the front garden is to be removed to allow for the garage addition.
- The large tree in the Council reserve in front of the subject site is to be retained. The proposed garage has been designed to utilize the existing vehicular crossover to ensure the street tree is not impacted.
- A new landscaped front garden will be planted to create a landscaped setting for the proposal.

3.3.2 Preservation of Trees or Bushland Vegetation

Objectives

1) *To protect and enhance the urban forest of the Northern Beaches.*
2) *To effectively manage the risks that come with an established urban forest through professional management of trees.*
3) *To minimize soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.*
4) *To protect and enhance bushland that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities.*
5) *To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long term.*
6) *To protect and enhance the scenic value and character that trees and/or bushland vegetation provides.*

- All existing large trees at the rear of the property are to be retained on the site.

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

3.4.1 Sunlight Access and Overshadowing

Objectives:

1) *To provide equitable access to light and sunshine*
2) *To allow adequate sunlight and sunshine to penetrate:*
    - *Private open spaces within the development site; and*
    - *Private open spaces and windows to the living spaces/habitable rooms of both the development and the adjoining properties.*
3) *To maximize the penetration of sunlight including mid-winter sunlight to the windows, living rooms and to principal; outdoor areas by:*
    - *Encouraging modulation of building bulk to facilitate sunlight penetration into the development site and adjacent properties; and*
    - *Maximizing setbacks on the southern side of developments to encourage solar penetration into properties to the south.*

New development (including alterations and additions) must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties from 9.00 AM to 3.00 PM at the winter solstice (21 June).

Shadow diagrams are shown on a separate drawing DA02-02, showing the existing and proposed situations at 9.00 AM, 12.00 PM and 3.00 PM.
The shadow diagrams indicate that the potential impact of the proposed first floor addition is in the early morning when the sun is at a low angle and located to the north-east of the site. The 3D shadow studies are included below to clearly show the overshadowing impact of the proposal at hourly intervals between 9.00 AM through to 11.00 AM.

The shadow studies pictured above clearly show that by 11.00 AM on Midwinters Day the north facing windows of the neighbouring house at No. 6 Alan Avenue enjoy full solar access. The

main living areas and primary outdoor entertaining areas, which face west-north-west into the garden will not be impacted by the proposal.
The proposal satisfies the objectives of 3.4.1

3.4.2 Privacy and Security

Objectives:

1) *To minimise loss of privacy to adjacent and nearby development by:*
    - *Appropriate design for privacy (both acoustical and visual) including screening between closely spaced buildings;*
    - *Mitigating direct viewing between windows and/or outdoor living areas of adjacent buildings.*
2) *To increase privacy without compromising access to light and air. To balance outlook and views habitable rooms and private open space.*
3) *To encourage awareness of neighbourhood security.*

- New windows at first floor level that face the side boundaries will either be translucent glass louvres, will utilize external louvred aluminium blinds or will have a sill height of 1500 mm above the floor level. This will avoid any direct overlooking of neighbouring properties.
- The covered entertaining area at ground level will have privacy screens down the northern side of the deck area, similar to the existing situation to maintain both acoustic and visual separation.
- All other windows are orientated towards the rear garden or the street front.
- The balcony at first floor level off bedroom 2 has full height walled sides to ensure no overlooking into neighbouring properties.

3.4.3 Maintenance of Views

Objectives:

1) *To provide for view sharing for both existing and proposed development and existing future Manly residents.*
2) *To minimize disruption to views from adjacent and nearby development and views to and from public spaces including views to the city, harbor, ocean, bushland, open space and recognized landmarks or buildings from both private property and public places (including roads and footpaths).*
3) *To minimize loss of views, including accumulated view loss 'view creep' whilst recognizing development may take place in accordance with the other provisions of this Plan.*

The proposal will not impact upon views from the street or neighbouring houses. There are no established views toward the city, Harbour, ocean or bushland views from the area so maintenance of those views will not be affected.

3.4.4 Other Nuisance (Odour, Fumes etc.)

- Not applicable

3.5 Sustainability

Applicable objectives:

1) *To ensure the principles of ecologically sustainable development are taken into consideration within a consistent and integrated planning framework that achieves environmental, economic and social sustainability in the short, medium and long term.*
2) *To encourage the retention and adaptation of existing dwellings including a preference for adaptive reuse of buildings rather than total demolition, Where retention and*

adaptation is not possible, Council encourages the use of building materials and techniques that are energy efficient, non-harmful and environmentally sustainable.

3) *To minimize waste generated by development and embodied in the building materials and processes through demolition.*
4) *To encourage the use of recycled materials in landscape construction works.*
5) *To encourage the establishment of vegetable gardens and the planting of fruit trees.*
6) *To encourage energy efficient building design, construction and practices, that reduce energy consumption (primarily for heating and cooling), reduce the use of non-renewable fossil fuels, minimise air pollution, greenhouse gas emissions and reduce energy bills.*
7) *To require that residential site planning and building design optimizes solar access to land and buildings.*
8) *To site and design development to optimize energy conservation and sustainability in accordance with BASIX legislation and encourage development to exceed requirement particularly to ensure energy efficient use of energy use of energy for internal heating and cooling.*
9) *To site and design development to optimize energy conservation (in accordance with the energy hierarchy) and sustainability to which BASIX does not apply.*

A BASIX Assessment has been undertaken for this Alterations and Additions. The BASIX Certificate No. A333 193-04 is included with the Application

3.5.1 Solar Access

The proposal has been carefully designed to take maximum advantage of it's location and siting using form and solar shading devices to control the solar access into the internal rooms and outdoor living spaces.

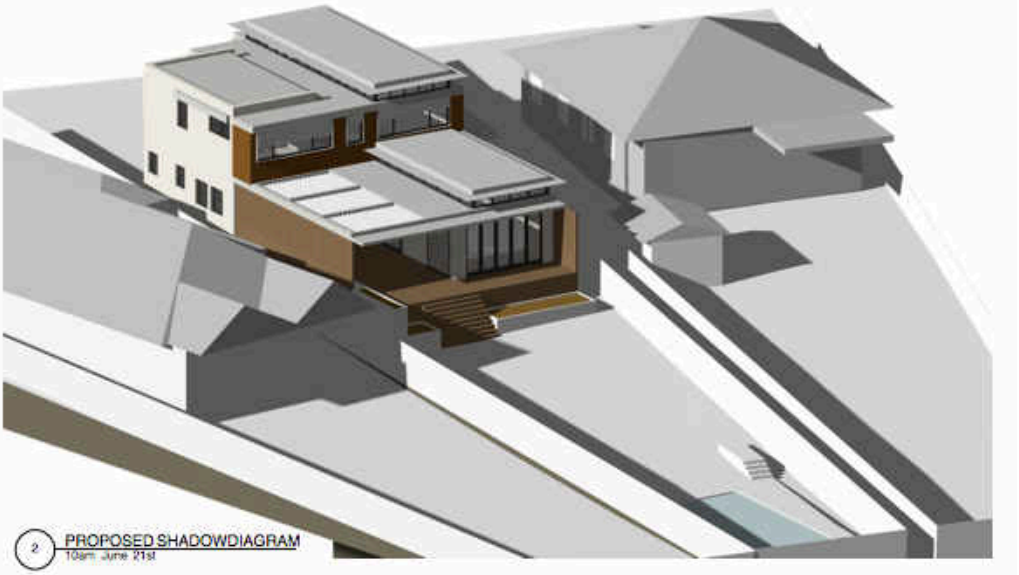
- An openable pergola roof is intended to cover the main outdoor entertaining space to control the amount of solar access into this area.
- Vertically mounted retractable, aluminium venetian blinds are proposed on the west facing rooms at first floor level.
- Overhanging roofs will shade the high-level louvres.

The shadow diagrams are submitted with this Application as a separate drawing numbered DA 02-02.
This shows that the Application complies with Council requirements in terms of solar access into the adjacent neighbouring properties.

The 3D images below show the shadows cast at Midwinter, 9.00 AM, 12.00 Pm and 3.00 PM.

The diagrams show that afternoon sun, beyond 12.00 PM is enjoyed by all the rear facing primary living areas of the neighbouring dwellings.


1
PROPOSED SHADOWDIAGRAM
9am June 21st


2
PROPOSED SHADOWDIAGRAM
10am June 21st


3
PROPOSED SHADOWDIAGRAM
11am June 21st

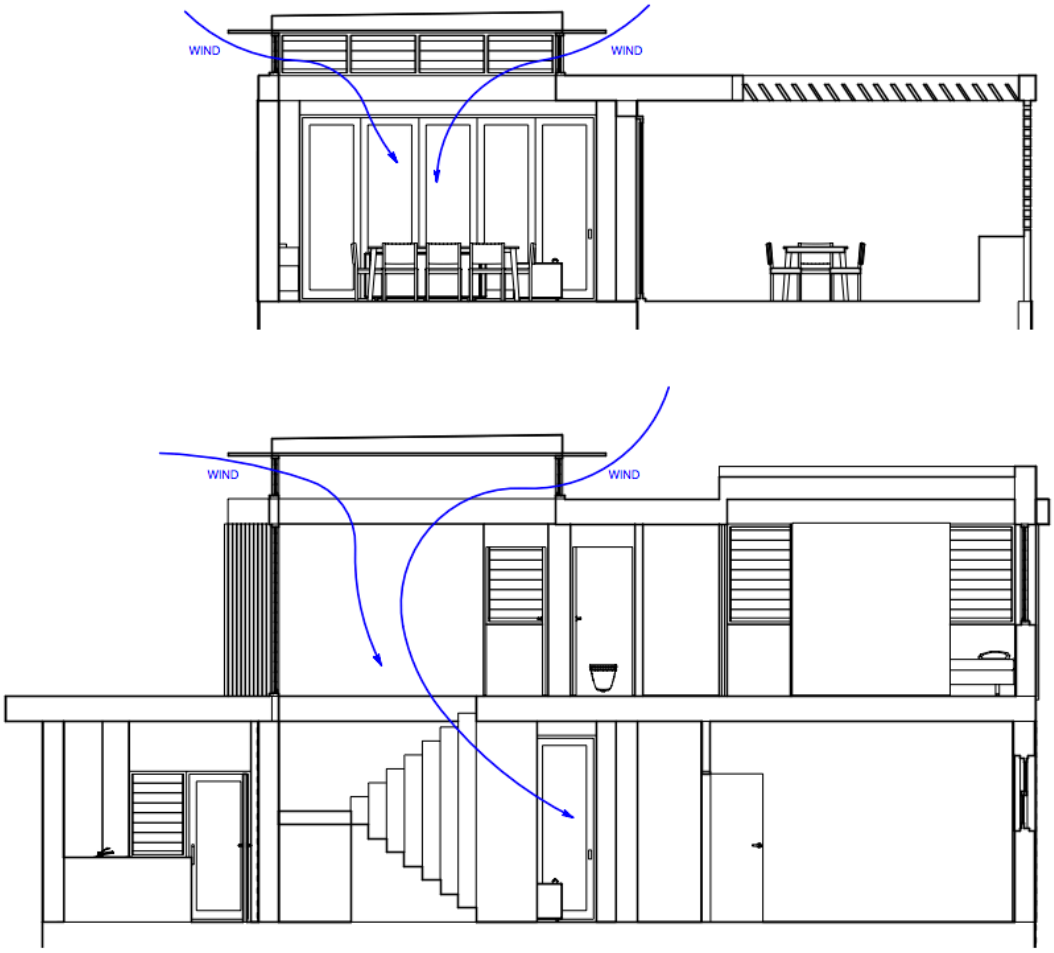
3.5.2.1 Photovoltaic cells

The flat roof area above the Master Bedroom, wardrobe and Study has been designed so that photovoltaic cells could be added to this flat roof area at some point in the future. The owners are waiting until the PV cells become economically viable with a good solution for battery storage.

3.5.2.4 Space Cooling – ceiling fans

Ceiling fans will be incorporated into the new first floor bedrooms and within the raised ceiling to the Living and Dining areas.

3.5.3 Ventilation



3.5.4 Energy Efficient Appliances and Efficient Lighting

- New air-conditioning appliances if required will be 4 star rated.
- Instantaneous gas hot water heating will be incorporated into the new dwelling with a 5 star rating.
- All new lighting will be LED.

3.5.5 Landscaping

- All new plants chosen for the front garden will have low water requirements.
- The rainwater tanks will be used to irrigate the garden and lawn areas.
- New trees planet dint he front garden will help to give shade to the front façade of the house

3.5.7 Building Construction and Design

- Recycled bricks will be used where possible on the first floor additions.
- Thermal mass will be provided at ground floor level through the existing fabric.
- Glazing has been chosen to comply with BASIX requirements and will be shaded where necessary to reduce heat gain.
- Wall colours will be kept a light in order to reflect heat away from the building fabric.
- High levels of insulation will be provided within the new first floor walls, roof and ceilings.

3.6 Accessibility

- Not applicable to this residential Application.

3.7 Stormwater Management

A Stormwater Concept Plan has been prepared for this Application. See Drawing DA02-04.

- The concept is to provide two rainwater tanks, each providing around 2500 litres of storage, total amount around 5000 litres.
- These tanks will be proprietary 'bladder tanks' and will be located under the covered deck area.
- These tanks will be filled by rainwater downpipes, either by direct gravity feed from the adjacent roofs or as charged pipes from the roofs on the northern side of the building.
- The overflow from these combined tanks will fall under gravity out to the dish drain which runs down the public footpath on the south-western side boundary. This overflow connection exists at present and is currently utilized by the existing rainwater tank on site.
- The water from the rainwater tanks will be used for toilet flushing to all new bathrooms, clothes washing, garden irrigation, car-washing and pool top up.
- A filtration system and pump will be provided.

3.7 Waste Management

- A Waste Management Plan is submitted with this Application

4.0 Development Controls and Development Types

4.1.1.1 Residential Density

The subject site is within Density Area D9, as per Map A in Schedule 1 of the Manly DCP.
Area R: 1 unit/ 750 m2 of Site Area
The existing dwelling on the site complies with this requirement.

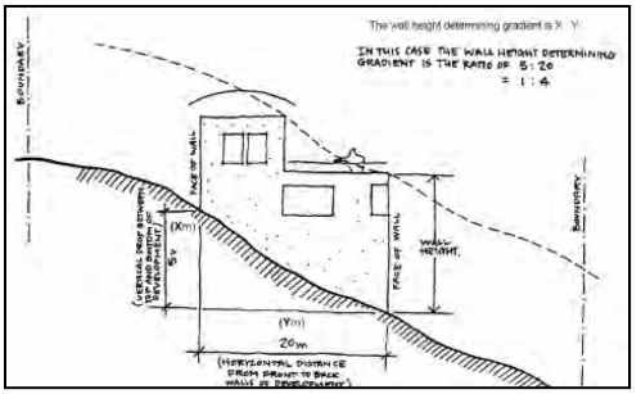
4.1.2 Height of Buildings

LEP 2013 Height of Buildings Map
Maximum building height = 8.5 metres

The proposal is below the Maximum Building Height Requirement of 8.5 metres

4.1.2.1 Wall height

Figure 27: Interpretation of Wall Height based on slope.



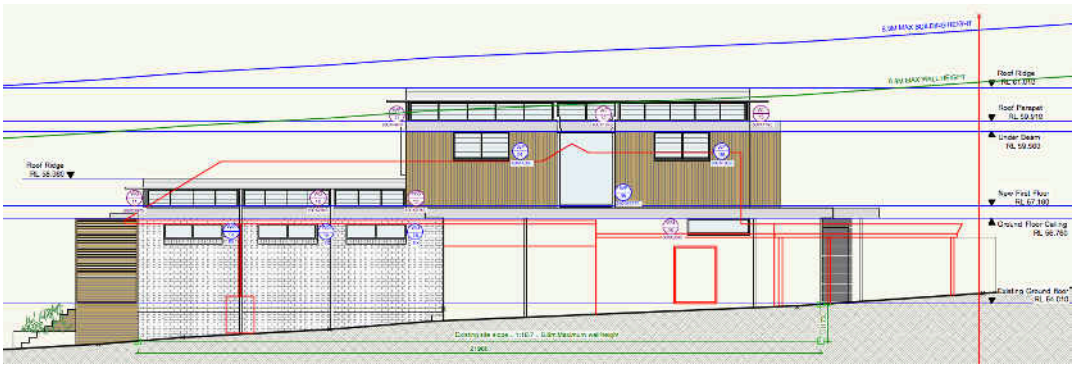
For calculation of slope of ground see Drawing 1710 A01-03 and Figure 28 within Manly DCP

North-East Elevation

Slope across building platform = 1:18.2
Therefore maximum wall height = 6.8 metres
The wall height on the North-East Elevation complies with this requirement for most of this elevation, apart from a minor non-compliance of around 300 mm for one small triangular section of wall. (see below)

South-West Elevation

Slope across building platform = 1:18.7
Therefore maximum wall height = 6.8 metres
The wall height on the West Elevation complies with this requirement.
There is a small part of the pop-up lantern roof that is above this maximum wall height howvere this section of roof is over 3.2 m away from the side boundary at it's closest point. (see below).



4.1.2.2 Number of Storeys

a) *Buildings must not exceed two storeys, except on land in areas 'L' and N1' on the LEP Height of Building Map and notwithstanding the wall and roof height controls in this plan.*

- The proposed development is two storeys.

4.1.2.3 Roof Height

a) *Pitched roof structures must be no higher than 2.5 m above the actual wall height, calculated in accordance with Figure 29.*

The proposed new roof design is a flat roof 'lantern' form designed to allow cross ventilation at high level. This roof form complies with 4.1.2.3

4.1.3 Floor Space Ratio (FSR)

This is dealt with within the section above on Manly LEP. Clause 4.4.
The Application complies with the FSR requirements.

4.1.4 Setbacks (front and rear)

Applicable objectives:

1) *To maintain and enhance the existing streetscape including the desired spatial proportions of the street, the street edge and the landscape character of the street.*

2) *To ensure and enhance local amenity by:*

- *providing privacy,*
- *providing equitable access to light, sunshine and air movement,*
- *facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.*

3) *To promote flexibility in the siting of buildings.*

4) *To enhance and maintain natural features by:*

- *Accommodating planting, including deep soil zones, vegetation consolidated across the sites, native vegetation and native trees;*
- *Ensuring the nature of development does not unduly detract from the context of the site and particularly in relation to the nature of any adjoining Open Space lands and National Parks; and*
- *Ensuring the provisions of State Environmental Planning Policy No. 19 – Urban Bushlands are satisfied.*

5) *To assist in appropriate bush fire asset protection zones.*

4.1.4.1 Street Front Setbacks

a) *Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.*

A study of the front setbacks of the adjoining dwellings, (see drawing DA01-01):
Front setback of carport at No. 3 Salisbury Square: 2.9 metres
Front setback of No. 6 Alan Avenue: 6.3 metres.
The front setbacks curve in an arc at this point of the street at the junction of Alan Avenue and Salisbury Square, therefore there is not a simple line that can connect the two corners of the neighbouring dwellings to establish a front building line. Rather an average should be taken between the two setbacks of the neighbours (2.9 + 6.3/2) = 4.6 metres.
The front setback of the proposed garage is 4.9 metres at it's closest point. It is setback 300 mm beyond the average between it's neighbours so is consistent with the setbacks within the street.

4.1.4.2 Side setbacks

The existing side setback of the ground floor walls on the northern side is 1670 mm.
For structural purposes it is proposed to build the first floor walls vertically above and in line with the existing walls as the 1670 mm setback is considered generous when considered in relation to the angled and stepped nature of the neighbouring dwelling. In addition being the north elevation the wall height of the proposed first floor will not cause any overshdowing of the adjacent property, (see shadow diagrams submitted on Drawing DA02-02).

The side setback on the southern elevation is staggered and responds to the varied height of the proposal:

- The proposed garage is setback 1 metre from the side boundary as this is only a single storey structure. (Also noted is the public access way 1.5 metres wide which increases the actual setback of the building from the neighbouring boundary).
- The setback of the first floor addition, at it's closest point to the side boundary is 2.5 metres. The overall wall height at this point is 6.5 metres so this is within the 'one third wall height requirement' as described in 4.1.4.2 (a).
- The south east corner of the living room is setback 1.6 metres from the side boundary. The height of the wall is 4.3 metres and is again with the one third wall height requirement.

On the southern side, where potential for overshdowing may occur, we have ensured through careful design that this façade complies with the requirements of 4.1.4.2, staggering the setbacks to suit the wall height where necessary.

4.1.4.4 Rear setbacks

The existing rear setback of 37.5 metres is maintained.

4.1.5 Open Space and Landscaping

4.1.5.1 Minimum Residential Total Open Space Requirements

Residential Open Space Areas at DCP Schedule 1 – Map B:
Open Space Area: OS4
Total Open Space:at least 60% of the site area.
Landscaped Area:at least 40 % of the open space.
Open space above ground: Maximum 25 % of Total Open Space.
Site area: 856.2 m2

Total Open Space:At least 513.7 m2.
Landscaped Area:At least 247.3 m2.
Max Open Space Above Ground: 154.6 m2

See diagram of Open Space Above Ground:

Open space above ground: (Covered entertaining area): 77.7 m2 plus 3.9 m2 (First floor balcony)
Total Open Space Above Ground = 81.6 m2 (Equivalent to 13 % of Total open Space)

The proposal complies with Open Space Above Ground requirements.

See Diagram of Landscaped Area included below:

Proposed soft landscaping on the site is 389.4 m2. Equivalent to 63 %of the Total Open Space.
Soft landscaping more than complies with Council's requirements.

Total Open Space:

Total Landscaped Area: = 389 m2
Total Hard Surface area: 147.2 m2
Total Open Space Above Ground = 81.6 m2

Therefore Total Open Space = 618.2 m2.

Minimum Total Open Space Requirements: (60% of site area) = 513.7 m2.
The proposal complies with Council's requirements at 72 % of the site area.

4.1.5.3 Private Open Space

i) Minimum area of principal private open space for a dwelling house is 18 m2.

The proposal more than complies with this requirement.

4.1.6 Parking, Vehicular Access

Objectives:

1) *To provide accessible and adequate parking on site relative to the type of development and locality for all uses (residents, visitors or employees).*
2) *To reduce the demand for on-street parking and identify where exceptions to onsite parking requirements may be considered in certain circumstances.*
3) *To ensure that the location and design of driveways, parking spaces and other vehicular access areas are efficient, safe, convenient and are integrated into the design of the development to minimise their visual impact in the streetscape.*
4) *To ensure that the layout of parking spaces limits the amount of site excavation in order to avoid site instability and the interruption to ground water flows.*
5) *To ensure the width and number of footpath crossings is minimized.*
6) *To integrate access, parking and landscaping; to limit the amount of impervious surfaces and to provide screening of internal accesses from public view as far as practicable through appropriate landscape treatment.*
7) *To encourage the use of public transport by limiting on-site parking provision in Centres that are well served by public transport and by encouraging bicycle use to limit traffic congestion and promote clean air.*

Parking on the site at present is for a single car under a small carport structure setback only 850 mm from the Front Boundary. The Owners wish to have two parking spaces with a double garage similar to most other newer development in the area.

No. 5 Salisbury Square

No. 9 Salisbury Square

No. 10 Salisbury Square

No. 12 Salisbury Square

A simple context study of the treatment of double garages along the street reveals a varied response, some garages are part of the front façade. Others project in front and some with the garages located well back from the front building line. There is a predominance of carports built close to the front boundaries.

- The garage has been located to ensure that the existing vehicular crossover can be utilized without affecting the health of the large tree within the front reserve.
- The proposed garage is angled to ensure ease of ingress into the garage.
- The proposed garage structure utilizes the existing front room and an existing bathroom to ensure that the garage is setback from the Front boundary as far as possible.
- The garage is designed to integrate with the overall streetscape of the proposed additions, with it's roof cantilevered beyond the garage to create the entry porch.
- The cladding to the garage door will be the same as the return wall within the entry walkway to minimize the impact of the garage door on the front elevation.
- The width of the proposed garage is 6.3 metres. The overall width of the site at the front boundary is 18.63 metres, The garage width is only 33 % of the font boundary.
- On street parking is not affected by this proposal. The existing vehicular crossover is maintained.
- See 3D image of the front elevation below:

4.1.7 First Floor and Roof Additions

The proposed first floor additions and new garage elements are used to change the character of the house completely and present as a new contemporary residence. This will improve the streetscape presence of the house when viewed from the street and is considered a positive contribution to the neighbourhood.

4.1.8 Development of Sloping Sites

Not applicable to this application

4.1.9 Swimming Pools, Spas and Water Features

Objectives:

1) *To be located and designed to maintain privacy (visually and aurally) of neighbouring properties and to minimize the impact of filter noise on neighbouring properties;*
2) *To be appropriately located so as not to adversely impact on the streetscape or the established character of the locality;*
3) *To integrate landscaping; and*
4) *To become and emergency water resource in bush fire prone areas.*

The existing swimming pool at the rear of the site is to be retained. No work to this area is proposed.

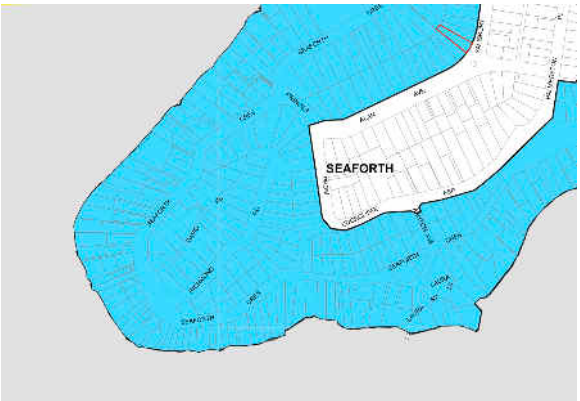
4.1.10 Fencing

Applicable control

Freestanding walls and fences between the front street boundary and the building are to be no more than 1 m high above the ground level at any point.

- A front fence, utilizing timber battens, 1 metre high is proposed across the front garden, to the north of the entry path.
- The entry path, driveway and parking area will be landscaped and remain open to the street.

5.4 Environmentally Sensitive Lands
5.4.1 Foreshore Scenic Protection Area



The proposed design has considered the prescribed requirements within 5.4.1.1 of the DCP:

i) Minimise the contrast between the built environment and the natural environment.

- This Application is for alterations and additions within the existing building envelope.
- The proposal will not reduce any of the extensive landscaped areas on the site.
- The generous rear setback will be maintained with opportunity for landscaping and future growth of trees.
- All existing trees will be retained on the site.

ii) Maintain the visual dominance of the natural environment.

- A maximum amount of soft landscaping has been retained to ensure the 'natural' setting is maintained within the locality.
- The front garden is maintained with a generous landscaped front courtyard to contribute to the street setting
- The street tree in front of the site will be retained in it's current health due to the fact that the existing vehicular crossover will be utilized for the new garage.

iii) Maximise the retention of existing vegetation including tree canopies, street trees, wildlife corridors and habitat.

- All existing trees on the site will be maintained.
- The extensive rear landscaped setback will provide plenty of opportunity for wildlife habitat.

iv) Not cause any change, visually, structurally or otherwise, to the existing natural rocky harbor foreshore areas.

- The proposed additions will not impact upon the Harbour foreshore areas.

v) Locate rooflines below the tree canopy

- The new roofline will remain below the surrounding tree canopy

vi) Consider any effect of the proposal when viewed from the harbor/ocean to ridgelines, treelines and other natural features.

- The proposal cannot be seen from the Harbour.

vii) Use building materials of a non-reflective quality and be of colours and textures that blend with the prevailing environment in the locality.

- The use of natural timber cladding, brickwork and painted surfaces will blend in with the surrounding development.

5.4.2 Threatened Species and Critical Habitat Lands

Not applicable to this Application

5.4.3 Flood Prone Land

The land is not affected by flooding as can be seen from the attached extract from the Section 10.7 (2) Planning Certificate:

7A. Flood Related Development Control Information

(1) No development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

(2) No development on the land or part of the land for any other purpose is subject to flood related development controls.

Signed .....
Duncan Sanby of Utz Sanby Architects Pty. Ltd.
Reg. No. 6227