

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Demolition of an Existing Dwelling and
Construction of a New Dwelling House with a
Swimming Pool at

No. 16 Reddall Street, Manly

Prepared for:

The Quinlan Group

E11, 13-15 Forrester Street

Kingsgrove NSW 2208

Prepared by:

GSA PLANNING

Urban Design, Environmental & Traffic Planners

(A.B.N. 89 643 660 628)

95 Paddington Street, Paddington NSW 2021

p: 02 9362 3364

e: info@gsaplanning.com.au

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Acknowledgement of Country

We respect and honour Aboriginal and Torres Strait Islander Elders past, present and emerging. We acknowledge the stories, traditions and living cultures of Aboriginal and Torres Strait Islander peoples. We would like to recognise their ongoing connection to land, water and community.

This report has been prepared and reviewed in accordance with our quality control system. The report is a preliminary draft unless it is signed below.

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Job No: 24709

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Report prepared by:	Halina Rubenstein Associate	Jacky Chu Assistant Planner
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Report reviewed by:



George Karavanas
Managing Director

Date: 15 April 2025

For and on behalf of **GSA Planning**
95 Paddington Street
PADDINGTON NSW 2021

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Abbreviation	Abbreviation Meaning
ADG	Apartment Design Guide
AHD	Australian Height Datum
ANEF	Australian Noise Exposure Forecast
AS	Australian Standard
ASS	Acid Sulfate Soils
BCA	Building Code of Australia
CBD	Central Business District
CC	Construction Certificate
CIV	Capital Investment Value
CMP	Construction Management Plan/Conservation Management Plan
Council	the Council
CPTED	Crime Prevention Through Environmental Design
CRZ	Critical Root Zone
DA	Development Application
DCP	Development Control Plan
DP	Deposited Plan
DPIE	Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EPA Act	Environmental Planning and Assessment Act 1979
EPA Reg	Environmental Planning and Assessment Regulations 2021
EUR	Existing Use Rights
FFL	Finished Floor Level
FSR	Floor Space Ratio
GFA	Gross Floor Area
GCC	Greater Cities Commission (formerly GSC : Greater Sydney Commission)
HCA	Heritage Conservation Area
HIA/HIS	Heritage Impact Assessment/Heritage Impact Statement
LEP	Local Environmental Plan
LGA	Local Government Area
MHWM	Mean High Water Mark
NCC	National Construction Code
NSW	New South Wales
NSWLEC	NSW Land and Environment Court
OC	Occupation Certificate
OSD	On-Site Detention
PCA	Principal Certifying Authority
PoM	Plan of Management
POS	Private Open Space
PP	Planning Proposal
REF	Review of Environmental Factors
RFB	Residential Flat Building
RL	Reduced Level
RMS	Roads and Maritime Services (see TfNSW)
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
SP	Strata Plan
SWMP	Stormwater Management Plan
TfNSW	Transport for New South Wales
TPZ	Tree Protection Zone
VENM	Virgin Excavated Natural Material
WMP	Waste Management Plan
WSUD	Water Sensitive Urban Design
ZFDTG	Zero Fort Denison Tide Gauge (0.925 below AHD)

1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared for The Quinlan Group by George Karavanas Planning Pty Ltd – (hereafter referred to as GSA Planning). GSA Planning has expertise in Urban Design, Environmental & Traffic Planning.

This SEE is to accompany a Development Application to Northern Beaches Council for demolition of the existing dwelling house and construction of a new dwelling house at No. 16 Reddall Street Manly, designed by The Quinlan Group.

The proposal will replace the existing building with a skilfully designed contemporary dwelling that will enhance the residential amenity of the site and complement the existing and emerging streetscape character along Reddall Street. The proposal appears as a two storey dwelling situated above built-in garage parking, with a well-articulated façade that has high levels of modulation and utilises a neutral palette of materials and finishes.

In our opinion, the proposed development satisfies the relevant zone objectives in the Manly Local Environmental Plan (LEP) 2013 and the controls of the Manly Development Control Plan (DCP) 2013. The proposal complies with the major building envelope controls being FSR and Height development standards of the LEP. The proposal also complies with many of the provisions in the DCP.

This document is divided into six sections. Section 2 contains a site analysis; Section 3 provides details of the proposal; Sections 4 and 5 contains the detailed assessment of the application in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPA Act); and Section 6 concludes the report.

2.0 SITE ANALYSIS

This section contains a description of the following: The Locality; Site Description; Existing Built Form and Landscaping; and Existing Character and Context.

2.1 The Locality

The subject site is located approximately 10km northeast of the Sydney CBD, 0.5km from Manly Local Centre and is located within the Local Government Area (LGA) of Northern Beaches (see **Figure 1**).



Source: SIX Maps

 Subject Site

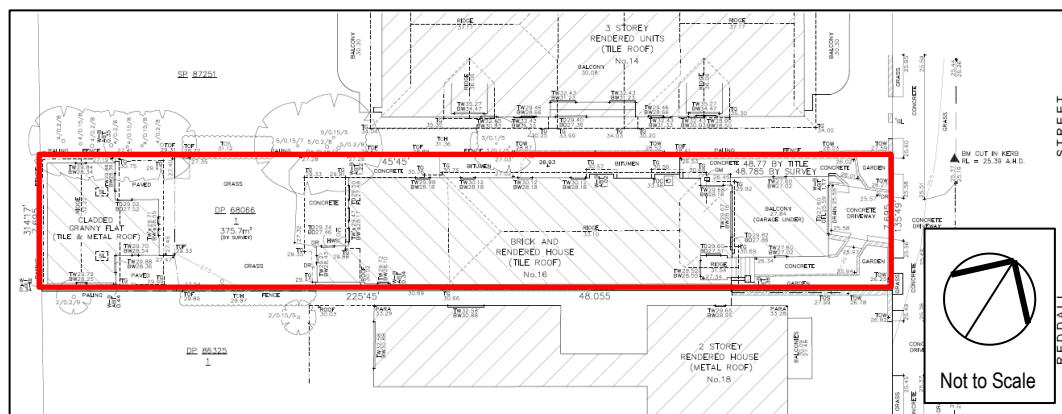
Figure 1: Location Plan

2.2 Site Description

The subject site is located on the western side of Reddall Street, between Cliff Street and Addison Road and is known as No. 16 Reddall Street, Manly described as Lot 1 in DP68066.

The site is a rectangular parcel of land, with a northern boundary of 48.77 metres, an eastern frontage to Reddall Street of 7.695 metres, a southern boundary of 48.055 metres, and a western boundary of 7.695 metres, providing a total site area of 375.7m² (see **Figure 2** and Survey Plan separately submitted).

The site is relatively flat, with a shallow fall of approximately 0.11 metres along the street frontage (RL 25.60 AHD to RL 25.49 AHD). The site also has a west to east fall of approximately 1.93 metres (RL 27.50 AHD to RL 25.57 AHD).



Source: Hill & Blume

 Subject Site

Figure 2: Survey Plan

2.3 Existing Built Form and Landscaping

The site is occupied by a single storey rendered dwelling house with a pitched tiled roof. This dwelling is set back from the street boundary, is set back 1.2m from the northern boundary and approximately 350mm from the southern side boundary. A single garage with a roof terrace above that is accessed from the dwelling is located forward of the building line and is set back 3.6m from the street boundary. and an outbuilding at the rear of the site. The dwelling comprises three bedrooms, two bathrooms, kitchen, living and a sunroom.

The rear of the site is occupied by a granny flat/studio with a tile and metal roof, and is constructed close to the rear and side boundaries. This structure is separated from the main dwelling by a fence (see **Photographs 1 & 2** on the following page).

Pedestrian access is available via stairs that lead to the main entrance on the southern side of the dwelling. There is also side pathway along the northern boundary that leads to the rear yard and studio. Vehicular access is via a driveway that leads to the garage facing the street frontage.

Landscaping at the rear of the site comprises a lawn area and small shrubs along the side boundaries. Within the front setback, there are small trees and shrubs within planters both sides of the driveway.



Photograph 1: The subject site, as viewed from the street



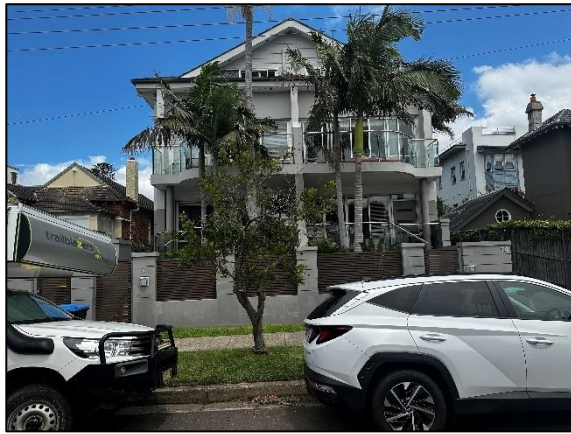
Photograph 2: The rear yard and granny flat/studio, as viewed from the main dwelling

2.4 Existing Character and Context

The surrounding area is characterised by residential developments including two to three-storey brick and rendered dwelling houses, semi-detached dwellings and residential flat buildings. A number of these appear elevated above the street level, and over garage structures. There is a mix of architectural styles with some properties undergoing alterations and additions with a more contemporary design.

Development to the North

To the north is No. 14 Reddall Street, a three storey rendered residential flat building with a pitched tiled roof and parking towards the rear (see **Photograph 2**). Further to the north is No. 38 Cliff Street, a two storey rendered dwelling with a pitched tiled roof (see **Photograph 3**).



Photograph 2: No. 14 Reddall Street, as viewed from Reddall Street



Photograph 3: No. 38 Cliff Street, as viewed from Cliff Street

Development to the East

To the east is No. 111 Bower Street, a two storey brick and rendered semi-detached dwelling with a pitched tiled and metal roof (see **Photograph 4**). This property is currently undergoing construction and was recently approved for contemporary alterations and additions, which included internal reconfigurations and an upper level addition as well the addition of a plant room under the existing garage at the Reddall Street frontage (DA No. 2021/0521). Further to the east is No. 110 Bower Street, a four storey contemporary residential flat building with a flat roof and a two storey appearance to Bower Street (see **Photograph 5**).



Photograph 4: No. 111 Bower Street, as viewed from Reddall Street



Photograph 5: No. 110 Bower Street, as viewed from Bower Street

Development to the South

To the south is No. 18 Reddall Street, a contemporary two storey rendered dwelling with a flat metal roof, a heavily glazed façade with frosted balcony balustrades and is above a built-in garage (see **Photograph 6**). Further to the south is No. 20 Reddall Street, a three storey brick residential flat building above garage parking (see **Photograph 7**).



Photograph 6: No. 18 Reddall Street, as viewed from Reddall Street



Photograph 7: No. 20 Reddall Street, as viewed from Reddall Street

Development to the West

To the west is No. 22 Cliff Street, a residential complex with three storey brick residential flat buildings (see **Photograph 8**). Further to the west is Nos. 18-20 Cliff Street, another residential complex with two storey dwellings (see **Photograph 9**).



Photograph 8: No. 22 Cliff Street, as viewed from Cliff Street



Photograph 9: No. 18-20 Cliff Street, as viewed from Cliff Street

3.0 THE PROPOSAL

This section will describe the following: The Built Form and Land Use; Height; Gross Floor Area and Floor Space Ratio; Landscaping, Private Open Space and Balconies; Access and Parking.

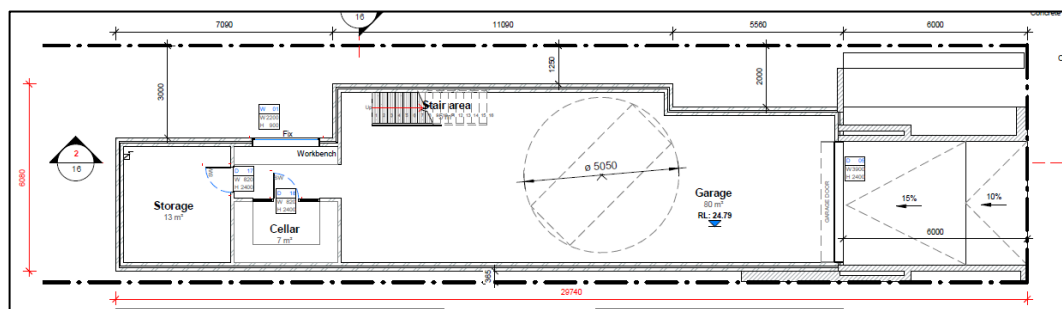
3.1 Built Form and Land Use

It is proposed to demolish the existing dwelling and construct a new contemporary two storey dwelling house with a built-in garage as well as a swimming pool and cabana towards the rear. The dwelling house comprises three bedrooms with a gross floor area (GFA) of 237m².

A floor by floor description is provided below. Further details of the proposed development are contained in the architectural drawings, separately submitted.

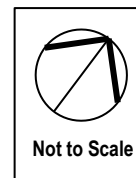
Basement Floor Level

The Basement Floor Level is at RL 24.79 AHD and comprises two parking spaces, turntable, a storage room, a cellar, and internal stairs to the ground floor level (see **Figure 3**).



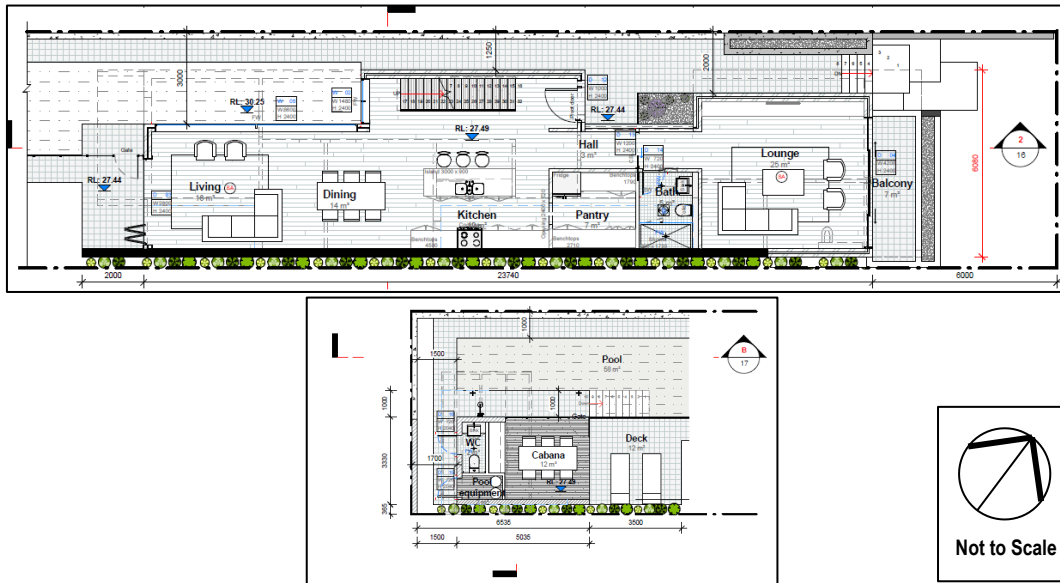
Source: The Quinlan Group

Figure 3: Basement Floor Plan



Ground Floor Level

The Ground Floor Level of the dwelling is at RL 27.44 AHD and comprises an open-plan kitchen, living and dining area, lounge, one bathroom, pantry, and a balcony on the front elevation which can be accessed from the lounge. To the rear is a swimming pool, deck and a cabana with a bathroom and pool equipment storage adjacent to it (see **Figure 4**).

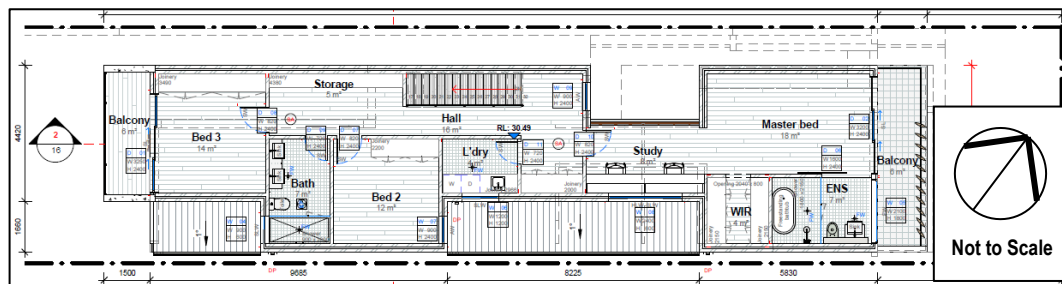


Source: The Quinlan Group

Figure 4: Ground Floor Plan

First Floor Level

The First Floor Level is at RL 30.49 AHD and has one master bedroom with an ensuite, walk in robe and access to a balcony facing the street frontage, two more bedrooms, one with access to a second balcony facing the rear, and a bathroom, storage, laundry and a study area (see **Figure 5**).

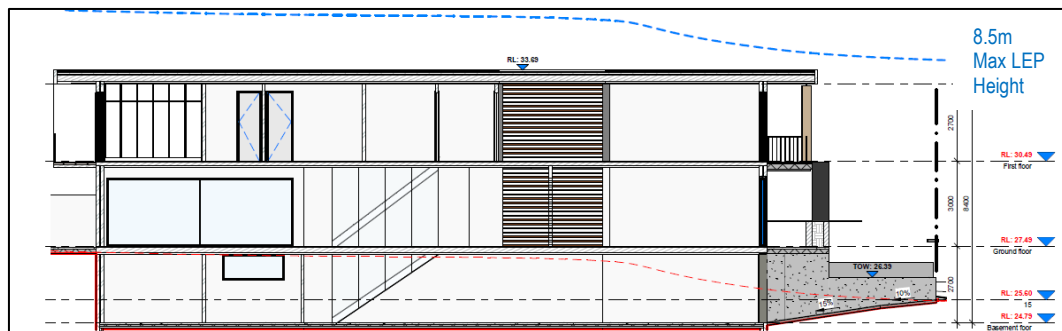


Source: The Quinlan Group

Figure 5: First Floor Plan

3.2 Height

The proposed two storey dwelling house will have a building height of 8.06m (see **Figure 6**). The maximum height is measured from the highest roof at RL 33.69 AHD to the existing ground level immediately below.



Source: The Quinlan Group

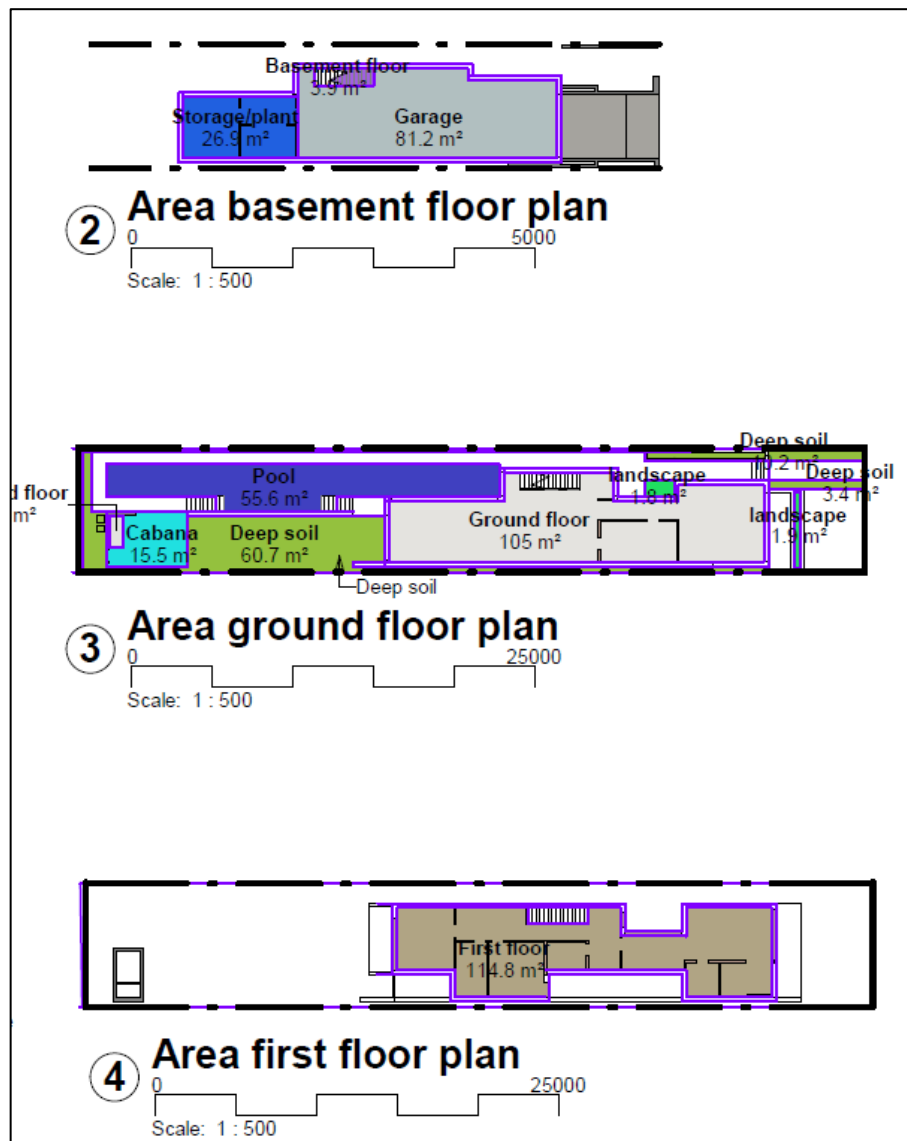
Figure 6: Existing and Proposed Height

3.3 Gross Floor Area and Floor Space Ratio

The proposed dwelling house has a Gross Floor Area (GFA) of 237m² with a Floor Space Ratio (FSR) of 0.59:1. A summary of the uses on each floor and GFA is described below (see **Table 1**).

TABLE 1: DETAILS OF THE PROPOSAL		
Floor Level	Details by Level	Gross Floor Area
Basement Floor (RL 24.79 AHD)	Garage, stairs, storage and a cellar	3.9m ²
Ground Floor (RL 27.44 AHD)	Open-plan kitchen, living and dining area, lounge, pantry, bathroom and stairs	106.7m ²
First Floor (RL 30.49 AHD)	Three bedrooms, one bathroom, one ensuite, walk in robe, study, laundry, hall and storage	114.8m ²
TOTAL	3 bedrooms and 2 car spaces	225.4m²

Drawings prepared by The Quinlan Group show the areas included in GFA calculations, and areas excluded by reason of the definition or as basement area (see **Figure 7**).



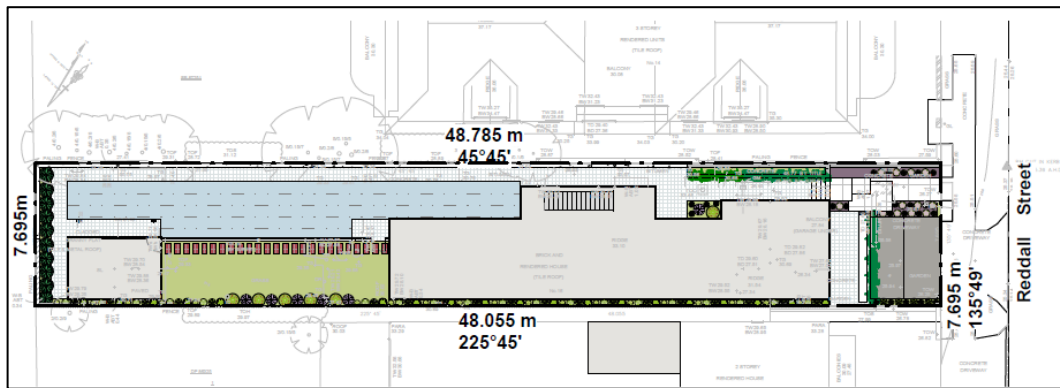
Source: The Quinlan Group

Figure 7: Diagram Showing GFA Calculations

3.4 Landscaping, Private Open Space and Balconies

The proposed development will provide open space at the ground level which comprises 74.4m² deep soil landscaping.

The proposal will retain two trees on the site, which will be relocated to accommodate the proposal (see **Figure 8**).



Source: The Quinlan Group

Figure 8: Landscape Plan

Further details of the proposed landscaping, species and design intent are identified in the landscape plans and schedule and in the Arborist Report (separately submitted).

A 7m² balcony is proposed on the ground floor from the lounge room, with the remaining private open space at this level occurring at the rear. At the first floor level, 6m² balconies are provided off the master bedroom and Bedroom 3. The first floor balcony facing the street frontage will have articulation and the balcony facing the rear will have privacy screening on both sides.

3.5 Access and Parking

The site has pedestrian access from Reddall Street, via stairs to the main entrance of the proposed dwelling. Vehicular access from a new driveway off Reddall Street will lead to the basement garage which will accommodate two vehicles. A turning circle within the basement will enable cars to exit the site in a forward manner.

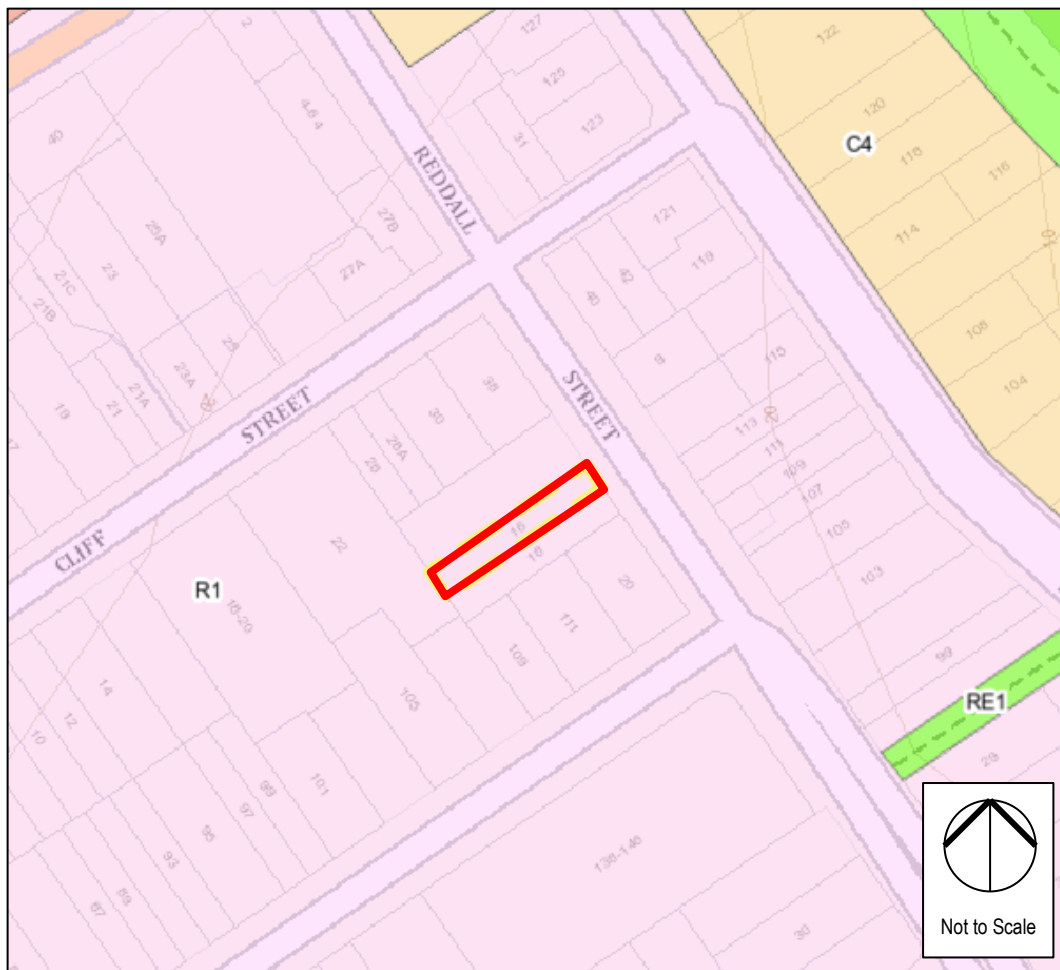
4.0 PLANNING CONTROLS

Pursuant to Section 4.15 of the EPA Act, this section assesses compliance with the planning instruments applicable to the site in accordance with the relevant matters for consideration. The relevant planning instruments include:

- Manly Local Environmental Plan (LEP) 2013;
- State Environmental Planning Policy (SEPP) (Sustainable Buildings) 2022;
- State Environmental Planning Policy (SEPP) – (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021;
- Manly Development Control Plan (DCP) 2013.

4.1 Manly Local Environmental Plan (LEP) 2013

The subject site is zoned R1 General Residential under the LEP, which commenced operation on 5 April 2013 (see **Figure 9**). Dwelling houses are permissible with development consent.



Source: NSW Planning Portal Spatial Viewer

Figure 9: LEP Zoning Plan

 **Subject Site**

4.1.1 Objectives

The LEP Land Use Table contains the objectives for the R1 General Residential Zone. The relevant objectives and our responses are as follows:

Objective: To provide for the housing needs of the community.

Response: The proposal will continue to provide for the housing needs by replacing the existing

dwelling with a dwelling house with improved amenity.

Objective: To provide for a variety of housing types and densities.

Response: The proposal will provide a two storey dwelling house which contributes to the variety of dwelling houses and residential flat buildings in the surrounding area.

Objective: To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Response: N/A

Accordingly, in our opinion, the proposal satisfies the relevant objectives of the LEP.

4.1.2 LEP Compliance

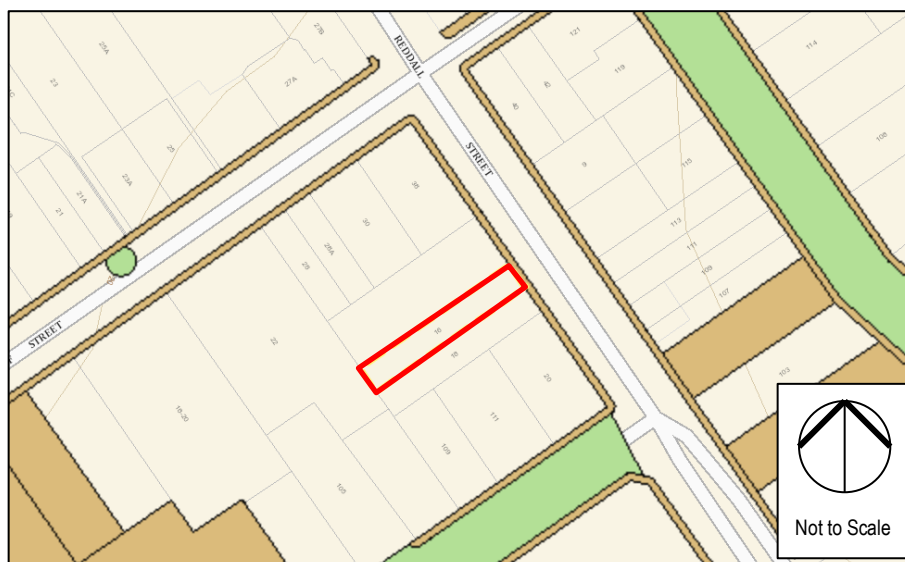
A summary of our assessment of the proposed development against the LEP is following (see **Table 2**).

TABLE 2: PROJECT COMPLIANCE – MANLY LEP 2013			
Site Area: 375.7m ²			
Development Standard	Requirement	Proposal	Complies
Building Height (Max)	8.5m	8.06m	YES
Floor Space Ratio (Max)	0.6:1	0.59:1	YES
LEP Provisions			Complies / Comments
Permissibility		R1 General Residential	Proposal is permissible within the zone
Heritage Item		NO	N/A
Conservation Area		NO	N/A
Within the vicinity of Heritage Item		YES	Adjacent to heritage-listed stone kerbs (see Section 4.1.3)
Acid Sulfate Soils		Class 5	The proposal is unlikely to encounter Acid Sulfate Soils in this location.
Earthworks		YES	(see Section 4.1.4)
Terrestrial Biodiversity (Clause 6.5)		YES	YES (see Section 4.1.5)
Foreshore Scenic Protection Area (Clause 6.9)		YES	YES (see Section 4.1.6)

The proposal satisfies the relevant objectives of the LEP, is permissible in the Zone and complies with the building height and FSR development standards contained in the LEP.

4.1.3 Heritage

Clause 5.10 of the LEP relates to heritage items and heritage conservation areas. Any effect of the proposed development on the heritage significance of the nearby item must be considered in the assessment of any proposed development. The subject site is adjacent to heritage-listed stone kerbs along Reddall Street (see **Figure 10** on the following page).



Source: NSW Planning Portal Spatial Viewer

Figure 10: LEP Heritage Map

 **Subject Site**

As the proposed works are located within the subject site, there will be no adverse impacts to the stone kerbs along Reddall Street. Thus, the proposal is considered appropriate in respect of heritage and conservation.

4.1.4 Earthworks

The LEP requires the consent authority to consider the effects of earthworks on drainage patterns and soil stability. The Geotechnical Report has investigated the existing rock types and considered excavation methods to limit effects on nearby residents and developments. Disposal methods and destinations for excavated material will be outlined in a future Construction Management Plan.

4.1.5 Terrestrial Biodiversity

As per clause 6.5(2), the land is identified as 'Biodiversity' on Council's Terrestrial Biodiversity Map. Pursuant to clause 6.5(4), development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

- (a) *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) *if that impact cannot be reasonably avoided by adopting feasible alternatives – the development is designed, sited and will be managed to avoid that impact, or*
- (c) *if that impact cannot be minimised – the development will be managed to mitigate that impact.*

The proposed works are predominantly contained within the existing building envelope and largely retain or enhance the existing landscaping across the site. The proposal will result in the removal of 75m² of Urban Exotic vegetation, which will improve biodiversity and reduce the potential for ecological damage caused by invasive species. No trees are proposed to be removed and trees on neighbouring properties will be protected. The two trees within the front setback will be relocated within the site and are non-native with limited habitat value, and hence, the loss of these trees in the unlikely event of unsuccessful transplanting would have no adverse effects on biodiversity. Further details are included in the Flora and Fauna Impact Assessment Report prepared by Land Eco Consulting, separately submitted.

The provision of generous landscaping and the addition of new vegetation suitable to the site and surrounding environment ensures that the new dwelling house will maintain environmental amenity.

4.1.6 Foreshore Scenic Protection Area

The site is in a foreshore area under the Manly LEP. Clause 6.9(1) of the LEP contains the objective of the foreshore area which is 'to ensure that development in the foreshore area will not impact on natural

foreshore processes or affect the significance and amenity of the area'. Clause 6.9(2) states:

- (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.*
- (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 potent for conflict between land-based and water-based coastal activities.*

The proposal maintains the visual amenity of the coastal foreshore at Manly Beach. Given the existing built form and vegetation, there do not appear to be significant views from a public place to the foreshore that would be impacted by the extent of works. The chosen materials and design of the proposed alterations and additions will provide a contemporary built form that enhances the scenic qualities of the locality. By thoughtfully incorporating a variety of landscaping features at the front, side and rear setbacks, the built form will not dominate the landscape when viewed from the foreshore and Marine Parade.

4.2 State Environmental Planning Policy (SEPP) (Sustainable Buildings) 2022

SEPP (Sustainable Buildings) 2022 was gazetted on 1 October 2023, and applies to the subject site. The Sustainable Buildings SEPP requires all new residences in NSW to meet sustainability targets for energy and water use relative to their climate zones. In considering the merits of the proposal, it is appropriate to refer to the sustainability targets of the SEPP.

A BASIX Report prepared for the proposed development (separately submitted) shows the proposed dwelling house can satisfy the relevant water and energy reducing targets and thermal performance.

4.3 State Environmental Planning Policy (SEPP) (Biodiversity and Conservation) 2021

SEPP (Biodiversity and Conservation) 2021 was gazetted on 1 March 2022 and applies to the site. The provisions relating to Regulated Catchments are further discussed below.

4.3.1 Development in Regulated Catchments

The provisions of Part 6.2 of SEPP (Biodiversity and Conservation) 2021 relate to development in regulated catchments. The subject site is identified within the Sydney Harbour Catchment area. In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider matters relating to water quality and quantity, aquatic ecology, flooding, recreation and public access and total catchment management.

The proposal has been designed, sited and will be managed to minimise any adverse effects on the following:

- Waterways, natural waterbodies, water table, ground water and environmental impacts on the Sydney Harbour Catchment;
- Terrestrial, aquatic or migratory animals or vegetation, aquatic reserves and wetlands;
- Erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody;
- Water quality of a natural waterbody if flooding were to occur;
- Natural recession of floodwaters into wetlands or other riverine ecosystems;
- Recreational land uses or public access to and around foreshores; and
- The Sydney Harbour Catchment area overall.

The proposal is also considered to satisfy the provisions of Chapter 6.2 by implementing a Stormwater Management Plan.

4.3.2 Foreshores and Waterways Area

The provisions of Part 6.3 of SEPP (Biodiversity and Conservation) 2021 relate to development in the Foreshores and Waterways Area. In deciding whether to grant development consent to development on land in the foreshores and waterways area, the consent authority must consider the matters listed in Clause 6.28.

Clause 6.28 requires the consent authority to consider whether development consent should be granted to development in Foreshores and Waterways Area as follows, inter alia:

(1) In deciding whether to grant development consent to development in the Foreshores and Waterways Area, the consent authority must consider the following—

(a) whether the development is consistent with the following principles—

- (i) Sydney Harbour is a public resource, owned by the public, to be protected for the public good,*
- (ii) the public good has precedence over the private good,*
- (iii) the protection of the natural assets of Sydney Harbour has precedence over all other interests,*

(b) whether the development will promote the equitable use of the Foreshores and Waterways Area, including use by passive recreation craft,

(c) whether the development will have an adverse impact on the Foreshores and Waterways Area, including on commercial and recreational uses of the Foreshores and Waterways Area,

(d) whether the development promotes water-dependent land uses over other land uses,

(e) whether the development will minimise risk to the development from rising sea levels or changing flood patterns as a result of climate change,

(f) whether the development will protect or reinstate natural intertidal foreshore areas, natural landforms and native vegetation,

(g) whether the development protects or enhances terrestrial and aquatic species, populations and ecological communities, including by avoiding physical damage to or shading of aquatic vegetation,

(h) whether the development will protect, maintain or rehabilitate watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity.

(2) Development consent must not be granted to development in the Foreshores and Waterways Area unless the consent authority is satisfied of the following—

(a) having regard to both current and future demand, the character and functions of a working harbour will be retained on foreshore sites,

(b) if the development site adjoins land used for industrial or commercial maritime purposes—the development will be compatible with the use of the adjoining land,

(c) if the development is for or in relation to industrial or commercial maritime purposes—public access that does not interfere with the purposes will be provided and maintained to and along the foreshore,

(d) if the development site is on the foreshore—excessive traffic congestion will be minimised in the zoned waterway and along the foreshore,

(e) the unique visual qualities of the Foreshores and Waterways Area and its islands, foreshores and tributaries will be enhanced, protected or maintained, including views and vistas to and from—

(i) the Foreshores and Waterways Area, and

(ii) public places, landmarks and heritage items.

With regard to Clause 6.28 the proposal has been designed, sited and will be managed to minimise or mitigate any adverse effects on the unique visual qualities foreshore area by proposing a built form that is compatible in the streetscape and by providing a variety of landscaping features across the subject site.

4.4 State Environmental Planning Policy (SEPP) (Resilience and Hazards) 2021

SEPP (Resilience and Hazards) 2021 came into effect on 1 March 2022 and consolidated the previous Coastal Management, Remediation of Land and Hazardous and Offensive Development SEPPs as Chapters 2, 3 and 4 within the new SEPP. The coastal management and remediation of land provisions are relevant in this instance.

4.4.1 Coastal Management

Section 2.11 requires the consent authority to consider whether the proposal is likely to cause an adverse effect within the coastal use area as follows, inter alia:

- (1) *Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:*
 - (a) *has considered whether the proposed development is likely to cause an adverse impact on the following:*
 - (i) *existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
 - (ii) *overshadowing, wind funnelling and the loss of views from public places to foreshores,*
 - (iii) *the visual amenity and scenic qualities of the coast, including coastal headlands,*
 - (iv) *Aboriginal cultural heritage, practices and places,*
 - (v) *cultural and built environment heritage, and*
 - (b) *is satisfied that:*
 - (i) *the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or*
 - (ii) *if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
 - (iii) *if that impact cannot be minimised—the development will be managed to mitigate that impact, and*
 - (c) *has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.*
- (2) *This section does not apply to land within the Foreshores and Waterways Area within the meaning of State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 6.*

With regard to Section 2.11, the proposal has been designed, sited and will be managed to minimise or mitigate any adverse effects on the coastal use area by providing a modest two storey built form that is compatible with the surrounding coastal and built environment.

Additionally, Section 2.12 applies to development within the coastal zone, generally. Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land. The proposal is not considered likely to increase risk of coastal hazards on the subject site or other land.

4.4.2 Remediation of Land

Section 4.6(1) requires the consent authority to consider whether land is contaminated prior to the consent of development on that land.

The owners have advised that as the long term use of the site has been residential, the site is unlikely to be contaminated. On this basis, further investigation is not considered necessary.

4.5 Manly Development Control Plan (DCP) 2013

The DCP came into force on 19 April 2023 and applies to the site and the proposed development.

4.5.1 DCP Compliance

A summary of our assessment of the proposed development against the DCP is following (see **Table 3** on the following page).

TABLE 3: PROJECT COMPLIANCE - MANLY DCP 2013			
Provision	Requirement	Proposal	Complies
Part 3: General Principles of Development			
Landscape Character	In areas of habitat for the long-nosed bandicoot, landscape design must include native plant species to provide new and/or improved low dense clumping habitat to provide for potential foraging and nesting.	Native plant species are included in landscape design. (Refer to Ecological Report and Landscape Plan)	YES
Planting Criteria	Landscaped areas must be capable of support new native tree species that are typically expected to reach a mature height of 10m.	New trees proposed	YES
Amenity	Development should not detract from the scenic amenity of the area. In particular, the apparent bulk and design of a development should be considered and assessed from surrounding public and private viewpoints.	The proposal will not detract from the streetscape value of the area, or the scenic amenity when viewed from the rear.	YES
	The use of materials and finishes is to protect amenity for neighbours in terms of reflectivity. The reflectivity of roofs and glass used on external walls will be minimal in accordance with industry standards.	Non-reflective roofs proposed. Reflective exterior finishes and materials on vertical surfaces are minimised	YES
Sunlight Access and Overshadowing	New development (including alterations and additions) must not eliminate more than 1/3 of the existing sunlight accessing the POS of adjacent properties from 9am to 3pm at the winter solstice (21 June).	Proposal has been sympathetically designed to retain over 1/3 of existing sunlight to POS of adjacent properties between 9am-3pm.	YES
	In relation to sunlight to the windows or glazed doors to living rooms for adjacent buildings with an east-west orientation, the level of <u>solar access</u> presently enjoyed must be maintained to windows or glazed doors to living rooms for a period of at least 2 hours from 9am to 3pm on the winter solstice (21 June).	No additional impact to windows/glazed doors of neighbouring living rooms compared to existing.	YES
	A minimum of 6 hours solar access be retained to solar collectors on neighbouring properties.	Proposal will not impact solar access to solar collectors on neighbouring properties.	YES
	A minimum of 6 hours solar access to be retained to suitable clothes drying area.	Proposal will not impact solar access to clothes drying areas.	YES
Privacy and Security	Use narrow, translucent or obscured glass windows to maximise privacy where necessary.	New windows to side elevations are recessed and do not have direct sightlines to neighbouring windows.	YES
	When building is close to boundaries, windows must be offset from those in adjacent buildings.	No windows within walls that are constructed close to the boundary	YES
	Architectural or landscape screens must be provided to balconies and terraces to limit overlooking to nearby properties. Architectural screens must be fixed in position and suitably angled to protect visual privacy.	Suitably angled batten screens or blank walls are provided to first floor balconies	YES
	Consideration must be given to the protection of acoustical privacy in the design and management of development.	Design maintains acoustic privacy for residents and neighbours.	YES

Maintenance of Views	The design of any development, including the footprint and form of the roof is to minimise the loss of views from neighbouring and nearby dwellings and public spaces.	The proposal remains below the LEP height and has a flat roof and a design which minimises the loss of views.	YES
	Views between and over buildings are to be maximised, and exceptions to side boundary setbacks, including zero setback will not be considered if they contribute to loss of primary views from living areas.	Views between buildings will be similar to existing	YES
Part 4: Residential Development Controls			
Front Setbacks	Relate to the front setback of neighbouring properties and the prevailing building lines.	Proposal is consistent with adjoining development.	YES
	Projections into the front setback may be accepted for unenclosed balconies, roof eaves, sunhoods, chimneys, meter boxes and the like, where no adverse impact on the streetscape or adjoining properties is demonstrated to Council's satisfaction.	Front balconies will project into the front setback and are unenclosed. Balconies are well articulated with timber batten screens, and the ground floor balcony is behind planters which soften the façade and minimise visual intrusion.	
Side Setbacks	Side setback min. 1/3 of the adjacent external wall height. North: 2.2 - 2.5m South: 2.1 – 2.5m	North: 1.25 – 3m (dwelling) 4m to cabana South: 0.365m to dwelling and cabana	Partial compliance. See Section 4.5.2
	All new windows are to be min. 3m from side boundaries.	Windows on southern facade are <3m from side boundary	YES
Rear Setbacks	Min. 8m.	18.7m to rear of the main dwelling. 1.7m to cabana structure	Mostly Complies (see Section 4.5.2)
Wall Height	Max. wall height 6.8m	Wall height is <6.8m for the rear portion of the proposed dwelling. Front portion of dwelling has a greater wall height to maintain flat roof structure while responding to sloping topography.	Mostly Complies (see Section 4.5.3)
	Buildings must not exceed 2 storeys	Two storeys are proposed.	YES
Open Space	Open Space Area: 206.635m ² (min. 55% of site area)	194m ² (incl all open space areas that are not driveway, plus balconies) – 51%	Minor non-compliance. Appropriate on Merit. See Section 4.5.4
	Min. dimension of 3m and area of 12m ²	Open space with min 3m and >12m ² is located within rear yard	
Landscaped Area	Landscaped Area: 72.322m ² (min. 35% of open space)	74.4m ²	YES
	Soil depth of at least 1m for all landscaped areas either in ground or above ground in raised planter beds	Soil depth able to be at least 1m	YES
	Min. 2 native trees (site area up to 500m ²)	2 trees proposed	YES
	Driveway setback 0.5m from side boundary for landscaped area	Driveway setback >0.5m with planting on both sides	YES
Private Open Space (POS)	Min. 18m ²	>18m ²	YES
Parking Design and the Location of Garages	The design and location of garages must minimise their visual impact on the streetscape and neighbouring properties and maintain the desired future character.	Garage is located in the basement level and its entry point will be limited to minimise visual impact.	YES
	Garage structures forward of the building line must be designed and sited as not to dominate the street frontage.	Garage entry set back from street boundary with planter over to minimise street presence.	

	The max. width of a garage is not to exceed a width equal to 50 percent of the frontage: 3.847m	Proposed garage width of 5.13m and is integrated with the balcony above.	Appropriate on Merit (see Section 4.5.5)
Vehicular Access	All vehicles should enter and leave in a forward direction.	Turntable within garage is provided.	YES
	Vision of vehicles entering and leaving the site must not be impaired by structures or landscaping.	Vision will not be impaired by structures or landscaping.	YES
	Separate pedestrian entries and vehicular crossings for safety.	Pedestrian and vehicular entry are separate.	YES
Swimming Pools	Swimming pools and spas must be built on or in the ground and not elevated more than 1m above natural ground level.	Proposed pool is built in the ground and not elevated more than 1m above natural ground level.	YES
	Swimming pools and spas must not be located within the front setback i.e. between the front boundary of the lot and the building line.	Proposed pool is located at the rear.	YES
	The setback of the outer edge of the pool/spa concourse from the side and rear boundaries must be at least 1m, with the water line being at least 1.5m from the boundary.	Water line is 1m from side boundary and 1.5m from rear boundary	Partial Compliance (see Section 4.5.6)
	Swimming pools and associated concourse areas must not comprise more than 30 percent of the total open space	86m ² pool and concourse area / 194m ² (total open space)- approx. 44%	Appropriate on Merit
Fencing	Freestanding walls and fences between the front street boundary and the building are to be no more than 1m high above ground level at any point.	Up to 1m	YES
Earthworks	Natural and undisturbed ground level must be maintained within 0.9m of side and rear boundaries.	<0.9m setback from southern boundary to accommodate the new basement level. This will have the same alignment as the existing southern ground floor wall above. Refer to Geotechnical report.	Appropriate on Merit
	Excavation is generally limited to 1m below natural ground level with the exception of basement parking areas (which will be contained within the footprint of the building) and swimming pools;	Excavation greater than 1m is limited to basement parking areas and the swimming pool. Refer to Geotechnical report.	YES
	A dilapidation survey report and geotechnical assessment may be required for excavation works exceeding 1m	Geotechnical Report provided (separately submitted)	YES
Part 5: Environmentally Sensitive Lands			

Foreshore Scenic Protection Area	Development in the Foreshore Scenic Protection Area must also: i) minimise the contrast between the built environment and the natural environment; ii) maintain the visual dominance of the natural environment; iii) maximise the retention of existing vegetation including tree canopies, street trees, wildlife corridors and habitat; iv) not cause any change, visually, structurally or otherwise, to the existing natural rocky harbour foreshore areas; v) locate rooflines below the tree canopy; vi) consider any effect of the proposal when viewed from the harbour / ocean to ridgelines, tree lines and other natural features; and vii) use building materials of a non-reflective quality and be of colours and textures that blend with the prevailing natural environment in the locality.	Proposal will not adversely affect street trees, wildlife corridors or habitats; Proposal will not be located near rocky harbour foreshore areas; Rooflines are below LEP height and non-reflective materials will be utilised.	YES
Threatened Species and Critical Habitat Lands	Any DA on land identified in Schedule 1 - Map D, being land generally to the south-east of Ashburner Street, Manly and including <u>North</u> Head must be accompanied by an Assessment of Significance Report ('7 Part Test') under Section 5A Environmental Planning and Assessment Act 1979. Critical habitat for the little penguin (<i>eudyptula minor</i>) and habitat for the long nosed bandicoot (threatened species) is prescribed in the Threatened Species and Conservation Act 1995	Assessment of habitat potential, and a Test of Significance for the long-nosed bandicoots is included in the Flora and Fauna Impact Assessment Report (separately submitted)	YES
Schedule 3 – Part A1 – Parking Rates and Requirements for Vehicles			
Dwelling Houses	2 spaces per dwelling	2 spaces provided	YES

The proposal satisfies the relevant objectives of the DCP, and complies with many of the built form, open space and amenity provisions. The proposal varies the controls relating to setbacks, garage, swimming pool, and earthworks which will be discussed below. The proposal complies with DCP provisions for aural and visual privacy; solar access; and views; and these will be addressed more thoroughly in Section 5.3.

4.5.2 Side and Rear Setbacks

The DCP states the side setbacks are to be a minimum one third of the adjacent external wall height. While a portion of the northern side setback complies with this control, the remaining portions, and the southern wall encroach into the setback area. The DCP also states that rear setbacks are to be 8m. While the main dwelling complies with this control, the rear setback of the single storey cabana structure encroaches this control. The relevant objectives and our responses are outlined below.

Objective: *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.*

Response: The proposal will maintain similar streetscape and spatial proportions of the street edge. The southern side setback will utilise the existing ground floor southern wall, which is constructed close to the boundary, and will articulate the first floor level. The proposal complies with the front setback and presents as a two storey dwelling., which will be compatible with other development in the street.

Objective: *To ensure and enhance local amenity by:*

- *providing privacy;*
- *providing equitable access to light, sunshine and air movement; and*
- *facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.*
- *defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; and*
- *facilitating safe and adequate traffic conditions including levels of visibility around corner lots at the street intersection.*

Response: Despite the setback encroachment, the proposal will ensure local amenity by minimising privacy, solar access and view impacts, which is discussed in Section 5.0 of this report. The proposal will contribute to the rhythm or pattern of spaces, and will be an improvement to the existing dwelling through the provision of articulated external walls, to visually break up the elevation when viewed from adjoining development.

Objective: *To promote flexibility in the siting of buildings.*

Response: The proposed cabana is located in a similar location as the existing granny flat, but is set back further from the rear and northern side boundary and appears to have a smaller footprint. Given it is restricted to a single storey with a feature element above, flexibility in the siting of this element is appropriate.

Objective: *To enhance and maintain natural features by:*

- *accommodating planting, including deep soil zones, vegetation consolidated across 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 Bushland are satisfied*

Response: The proposal include deep soil areas and general landscaping which will include native vegetation throughout the site.

Accordingly, in our opinion, the proposal satisfies the objectives and a variation to the side and rear setback controls is appropriate.

4.5.3 Wall Height

The DCP prescribes a maximum wall height of 6.8m applies to the north elevation. As the site has a downward slope from the rear to the front boundary, the rear half of the dwelling will comply with the control, while the front half will have a height of up to 7.8m to maintain the flat roof structure. The DCP also states that the LEP objectives for the Height of Buildings at Clause 4.3 are particularly applicable to the wall height controls. Our response to the relevant objectives in the Manly LEP are provided below:

Objective: *To provide for building heights and roof forms that are consistent with the topographic landscape, prevailing building height and desired future streetscape character in the locality.*

Response: The proposal provides an LEP compliant building height that is consistent with neighbouring properties and a flat roof to minimise visual impact, similar to those at No. 18 Reddall Street and No. 110 Bower Street, which contributes to the desired future streetscape character in the locality.

Objective: *To control the bulk and scale of buildings.*

Response: The proposal provides a compliant FSR and is of an appropriate bulk and scale.

Objective: *To minimise disruption to the following—*

- Views to nearby residential development from public spaces (including the harbour and foreshores),*
- Views from nearby residential development to public spaces (including the harbour and foreshores),*
- Views between public spaces (including the harbour and foreshores)*

Response: The proposed first floor remains below the maximum height standard, has a flat roof and a design which minimises disruption of views to and between public spaces.

Objective: To provide solar access to public and private open spaces and maintain adequate sunlight access to private open spaces and to habitable rooms of adjacent dwellings,

Response: The proposal has been sympathetically designed retain over 1/3 of existing sunlight to the private open space of adjacent properties between 9am-3pm.

Accordingly, in our opinion, proposal satisfies the objectives of the control and a variation is appropriate in the circumstances of this case.

4.5.4 Open Space

The proposal has a numeric shortfall of total open space, if the minimum 3m x 3m provision applies. However, when considering all open space which would include side paths, rear terraces and the balconies (but excluding driveway), the extent of non-compliance is reduced.

It is noted that contrary to other sites in the street and surrounding area, the subject site is constrained by a narrow allotment width, which inevitably would create challenges in terms of compliance with numeric controls under the current DCP. Notwithstanding this, the proposal includes areas of open space that are comparable to the existing situation and has front and rear setbacks that are consistent with adjoining development. The objectives of the control include:

- *To retain and augment important landscape features and vegetation including remnant populations of native flora and fauna*
- *To maximise soft landscaped areas and open space at ground level, encourage appropriate tree planting and the maintenance of existing vegetation and bushland*
- *To maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area*
- *To maximise water infiltration on-site with porous landscaped areas and surfaces and minimise stormwater runoff*
- *To minimise the spread of weeds and the degradation of private and public open space*
- *To maximise wildlife habitat and the potential for wildlife corridors*

The proposal includes soft landscaped areas within the front, side and rear setbacks of the ground floor level and includes two new trees. This will enhance the site and provide amenity for the dwelling and as viewed within the streetscape. Deep soil planting will assist with on site stormwater infiltration and will unlikely impact on wildlife corridors. Further details are included in the Flora and Fauna Impact Assessment Report prepared by Land Eco Consulting, separately submitted. Accordingly in our opinion, the proposal satisfies the objectives of the control and a variation to the control is appropriate.

4.5.5 Parking

The DCP requires garages to be no greater than 50% of the frontage width. The proposed garage exceeds this control. The objectives relating to parking include the following:

- *To provide accessible and adequate parking on site relative to the type of development and the locality for all users (residents, visitors or employees)*
- *To reduce the demand for on-street parking and identify where exceptions to onsite parking requirements may be considered in certain circumstances*
- *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*
- *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.*
- *To ensure the width and number of footpath crossings is minimised*
- *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.*

The proposal provides car parking for two vehicles on the site, which will reduce the demand for on street parking. The inclusion of a turn table within the basement will enable cars to exit the site in a forward manner which will improve safety. Importantly, the garage entrance is set back from the front boundary and well-integrated into the dwelling, as part of its roof forms the balcony of the floor above. Accordingly, in our opinion, the proposal satisfies the relevant objectives.

4.5.6 Swimming Pool Setbacks

The DCP requires the outer edge of the pool concourse to be at least 1m from the side and rear boundaries. The proposed pool concourse is less than 1m from these boundaries. The objectives of the control include the following:

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

While the existing site is constrained by a narrow lot width, the proposed pool location is at the rear and will not adversely impact the streetscape or local character. It has been designed primarily as a long narrow lap pool which limits the extent of activity. It will also assist in maintaining aural and visual privacy. This is because a boundary fence on the northern and western side will prevent overlooking. This will be reinforced by the existing thick vegetation along the southern boundary of No. 14 Reddall Street. Additionally, planting will be provided to two sides of the pool in addition to elsewhere on the site to improve the quality of landscaping. Accordingly, in our opinion, the swimming pool satisfies the objectives of the control and a variation is considered appropriate.

5.0 PLANNING ASSESSMENT

This section will consider the following: The Assessment of the Natural Environmental Impact; the Built Environment Impacts; the Site Suitability and the Public Interest in accordance with Section 4.15 of the EPA Act.

5.1 Assessment of Natural Environmental Impacts

This section will assess the topographic and scenic impacts as well as the water and air quality impacts of the proposed development.

5.1.1 Topography & Scenic Impacts

Excavation will be undertaken in accordance with Council's standard conditions of consent and the Geotechnical Report, prepared by Crozier Geotechnical Consultants (separately submitted). The recommendations pertain to vibration limits, excavation support, dewatering, seepage management and risk management.

Trees on site have been assessed in the Arboriculture Report prepared by Redgum Horticultural with recommendations for retention or removal. Recommendations outlined in the report will be implemented during construction to ensure nominated trees are protected and retained.

5.1.2 Water & Air Quality Impacts

With implementation of the proposed Stormwater Management Plan, the proposed development is unlikely to result in any adverse effects on the locality in terms of water and air quality. Stormwater and runoff will be managed in accordance with the Stormwater Engineer's recommendations and any Council conditions of consent.

5.2 Assessment of Built Environmental Impacts: Character and Context

This section will address the effects of the proposed development on the character and context of the area.

5.2.1 Impact on the Area's Character

The surrounding area is characterised by residential developments including two to three-storey brick and rendered dwelling houses, semi-detached dwellings and residential flat buildings. There is a mix of architectural styles with some properties undergoing alterations and additions for a more contemporary design. The will present as a contemporary two storey dwelling above a garage, which is consistent with the character of existing and emerging development on Reddall Street (see **Figure 11** on the following page). Importantly, the use of materials including rendered and painted walls, timber battens, windows and doors will complement the surrounding built and natural environment.

Proposed new landscaping in the front setback, including planters on both sides of the driveway and above the garage entrance, will soften the built form from Reddall Street. The proposal provides a bulk and scale that relates well to the streetscape and in our opinion, the visual and amenity impact of the new dwelling house is compatible and consistent with the character of the area.



Source: The Quinlan Group

Figure 11: The Proposal in the Streetscape

5.3 Assessment of Built Environmental Impacts: Privacy and Amenity

This section considers any aural and visual privacy effects resulting from the proposal and needs to be considered in conjunction with Section 4.5. It will specifically address sunlight access and view sharing.

5.3.1 Aural and Visual Privacy

The design and layout of the proposal will maintain aural and visual privacy for residents of neighbouring sites.

The proposed ground floor does not have any windows to the side elevations, to minimise potential overlooking to neighbouring development. Any new windows are set back from the leading edge or oriented at 90 degrees to the side boundary, which will increase visual separation. Similarly, at the first floor level, new windows facing side boundaries are at a recessed location and do not have any direct sightlines to prevent overlooking. The opening at the north elevation has a privacy screen which will also minimises any potential overlooking to the neighbouring development.

The balcony proposed to the rear has blank walls on both sides. The balcony at the front has timber batten screening to provide some privacy for residents while enabling casual surveillance to the street. The balcony at the ground floor is elevated above the street level and includes planters which will enhance privacy for the residents.

Given the continuing residential use, it is unlikely that there would be significant additional noise generation associated with the proposal.

5.3.2 Solar Access

To assess the effect of the proposed development in terms of solar access, shadow diagrams have been prepared for 9:00 am, 12 noon and 3:00 pm for the winter solstice (June 21). These diagrams indicate that the proposed development will result in an appropriate degree of solar amenity (see **Figure 12**).

At 9:00 am, the additional overshadowing is limited to the rear yard of the adjacent property at No. 18 Reddall Street. At 12:00 pm noon, more than a third of the existing sunlight accessing the neighbouring rear yard is retained. At 3:00 pm, the proposal will result in a net reduction in overshadowing and an

improvement in solar access provided, resulting in overall compliant solar access to the rear yard of No. 18 Reddall Street. Other adjacent properties will retain the same extent of solar access as the existing.

Accordingly, the proposal will achieve compliance with the DCP controls for solar access to the subject site and adjoining properties.

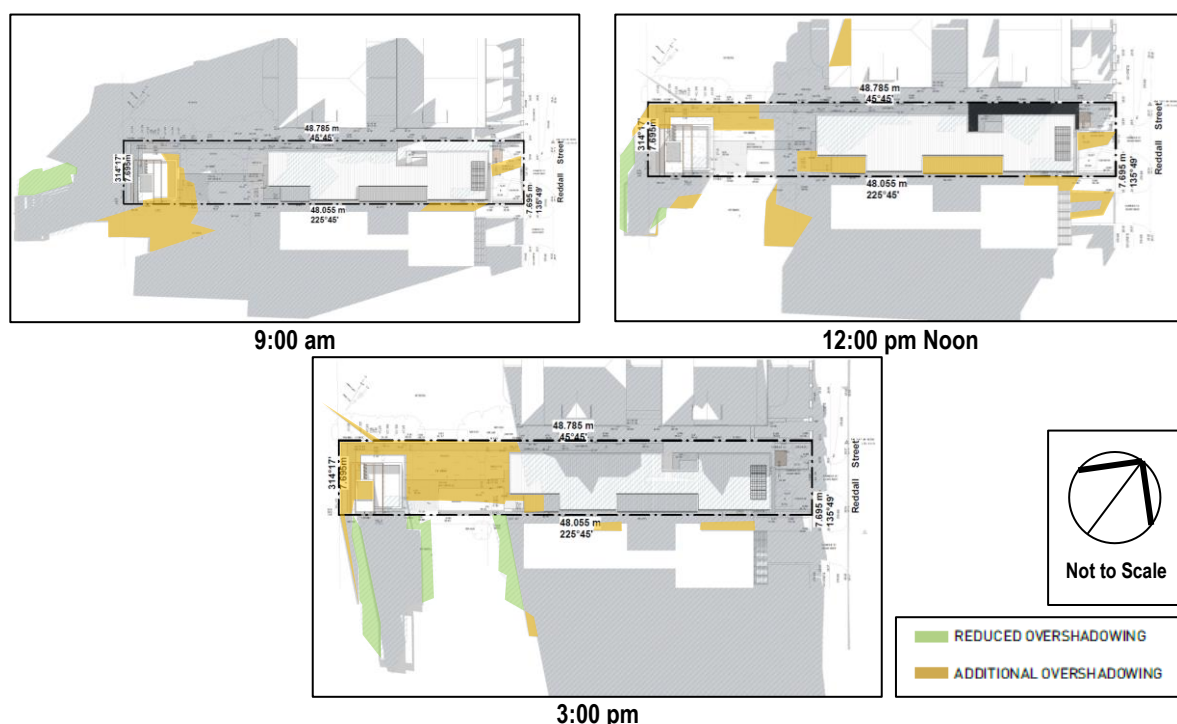


Figure 12: Existing vs Proposed Solar Access Diagrams

5.3.3 View Sharing

There are currently no known views available across the site from adjoining development. As the proposal includes a built form that is restricted to two storeys and complies with the LEP height standard, there will unlikely be any adverse impacts in respect of views.

5.4 Assessment of the Site Suitability

This section will consider the proximity of the site to services and infrastructure and hazards.

5.4.1 Proximity to Services and Infrastructure

As previously noted, public transport services near the site on Addison Road include regular bus services between North Head and Manly. The Manly ferry wharf provides services between Watsons Bay and Circular Quay.

As the site is within an established area, electricity, telephone, water and sewerage are also readily available.

5.4.2 Hazards

The site is not in an area recognised by Council as being subject to landslip, flooding, bushfire or any other particular hazards. The proposed development will not increase the likelihood of such hazards.

5.5 The Public Interest

This section will consider the social and economic effects of the proposal and the public interest.

5.5.1 Social and Economic Impact

The proposal will have social and economic benefits in the area with the construction of a well-designed and elegant new dwelling. This will contribute to meeting the demand for dwelling houses in the LGA.

The dwelling will be constructed from visually recessive materials and include landscaping which will reduce its visibility when viewed from Reddall Street. The new dwelling will reduce water and energy consumption through efficient fixtures, fittings and insulation; and provide off-street parking for residents and their visitors. This will reduce water consumption and parking congestion in the area.

The proposal will provide employment during demolition and construction and in the provision of maintenance services once the dwelling is occupied.

5.5.2 The Public Interest

The proposal has been designed with consideration of the adjoining residents' amenity and the streetscape. Importantly, the proposal meets the zone objectives of providing a dwelling that aligns with the character of the area, as well as the desired future character.

It will provide a contemporary, well-designed dwelling house which is a contextually appropriate scale and form for the area. The building has been designed to maintain neighbours' and local amenity and contribute positively to the streetscape and local character. The proposal is a quality development which is in the public interest.

6.0 CONCLUSION

The proposed dwelling house at No. 16 Reddall Street, Manly has been assessed in accordance with Section 4.15 of the EPA Act and Council's planning instruments. The proposal is permissible in the R1 General Residential Zone under the LEP and in our opinion achieves the relevant objectives of the Zone. In our assessment, the proposal is also consistent with the provisions and objectives related to excavation, harbour foreshore scenic protection, and heritage conservation in the LEP.

This SEE demonstrates the proposal for a contemporary dwelling house development will achieve the desired character of the locality and maintain the relationship with surrounding development. The proposal provides consistency in scale, form, proportions, setbacks and materials. This design approach ensures that the proposal will enhance the local streetscape character.

Compliance with the majority of controls under Council's DCP has been achieved. Where there has been variation to the controls, the proposal demonstrates that it satisfies the objectives.

Compliance with the building height and FSR controls ensures the new building envelope is unlikely to cause significant overshadowing or loss of privacy to nearby properties. The proposal is also unlikely to significantly affect outlook or views from surrounding properties and the public domain.

The SEE is accompanied by arborist, geotechnical, BASIX, quantity surveyors, and services protection consultant reports. These reports have informed our assessment and the consultant reports confirm the proposal is suitable in the locality.

