



15<sup>th</sup> August 2022

Northern Beaches Council  
PO Box 82  
MANLY NSW 1655

**Attention: Stephanie Gelder – Planner**

**By email:** [Stephanie.Gelder@northernbeaches.nsw.gov.au](mailto:Stephanie.Gelder@northernbeaches.nsw.gov.au)

**RE: 30A Addison Road MANLY - DA2022/0033**

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Dear Ms Gelder,

I refer to the Development Application noted above for *“Demolition works and construction of a dwelling house at 30A Addison Road Manly”*; I am acting for the Applicant *Chateau Architects + Builders* in this matter.

In respect of your request for further information (dated 6 June 2022) I provide the following **response** to address the various matters as raised by Council in their assessment of the Application.

**1. Clause 3.4.3 Maintenance of Views**

*...To determine the extent of any view sharing impact, Council will require the erection of height poles. The height poles are to be certified by a registered surveyor. Certification is to be provided in the form of written confirmation...*

**Comment:** I am instructed by the Applicant that height poles have been erected as requested and verified by survey and that this information has been previously submitted to Council for further consideration.

The height poles will remain in place until a final Determination of the Application has been made by Council.

## 2. Biodiversity

*“...A detailed Construction Schedule is required to demonstrate how assumptions made regarding potential indirect impacts to the AOBV resulting from noise, vibration and water quality can be complied with.*

*The Flora and Fauna Assessment Report (Narla Environmental 2021) is to be **amended to include a Construction Schedule** which details the following:*

- *Each stage or task,*
- *Equipment required for each stage,*
- *Location (e.g., foreshore, above foreshore [rear], above foreshore [front], driveway etc.),*
- *Timing (e.g., outside breeding and moulting period, breeding period or moulting period)*
- *OSD discharge, including acceptable water-quality parameters for penguins based on literature and/or the expert opinion of a qualified ecological consultant...*

*Evidence in the form of a **Construction Schedule** is required to be included within the Flora and Fauna Assessment Report to ensure these proposed mitigation measures are sufficient and assumptions correct...*

**Comment:** A comprehensive ‘Construction Environmental Management Plan’ (25.7.2022) that addresses the abovementioned issues has been prepared by *Chateau Architects + Builders* and has been incorporated into an amended ‘Flora and Fauna Assessment Report’ v2.0 by Narla Environmental, this document is attached for Council’s consideration.

## 3. Riparian

*This application has been assessed against relevant legislation and policy relating to waterways, riparian areas, and groundwater.*

*The site sits above the rocky intertidal foreshore of Little Manly Cove which adjoins North Harbour Aquatic Reserve. The marine environment lies less than 10 meters from the property boundary and is the recipient of all stormwater and overland flow from the site. The rocky foreshore and aquatic environment are potential habitat for little penguins as well as other sensitive marine flora and fauna. Given the sensitive nature of the receiving environmental and the iconic location, there is currently insufficient information to satisfy Council that all threats and risks to the marine environment and the biodiversity within it have been considered and protection measures developed for implementation during the demolition and completion of the project.*

*Council will require an Aquatic Ecology Report that includes a Construction and Environmental Management Plan which describes details on best practice measures to protect the environment from all aspects of demolition and construction processes.*

**Comment:** I have been provided by a copy of an email from you to Parisa Soltani<sup>1</sup> that confirms that Council's Riparian Officer will not require the Aquatic Ecology Report in the following circumstances:

*'...Council is happy to not have the Aquatic Ecology report, as long as the applicant acknowledges the sensitive marine environment to which the property drains into in their Statement of Environmental Effects and provide a Sediment Erosion Control Plan then Riparian will accept that instead of the Aquatic Report...'*

Council's instructions are noted and accordingly this matter will be addressed by way of a separate 'Addendum' to the 'Statement of Environmental Effects', an amended 'Flora and Fauna Assessment Report'/CEMP and amended Concept Stormwater Plans/ESCP Rev. F (15.8.2022) prepared by 'Engineering Studio'; these documents are all included with this submission.

#### **4. Landscape**

*...No concerns are raised regarding the Landscape Plan, subject to conditions to be imposed for native small tree planting, and the resolution of the existing driveway landscape area and the status of the existing Thuja orientalis along the driveway.*

*Co-ordinated plans and reports are required to continue the Landscape Referral assessment...*

**Comment:** An amended landscaping plan and 'Arborist Report' have been prepared to clarify the extents of the driveway treatment and clean up any minor discrepancies.

I am instructed that the site plan is correct and does not need amending, rather this matter is addressed via the amended plans/report referred to above.

I trust that the further information contained herewith, in the 'Addendum' to the SEE and supported by the additional information submitted by the proponent addresses Council's various concerns and that the Application can now proceed to a favourable Determination.

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<sup>1</sup> Email from Stephanie Gelder to Parisa Soltani dated Tuesday, 21 June 2022 (11:35 AM)

Should you wish to discuss this matter further please contact me at your convenience.

Yours faithfully

**CLARON CONSULTING PTY LTD**

A handwritten signature in black ink, appearing to read 'Brent M Winning', with a stylized flourish at the end.

**Brent M Winning JP** [B.Build, MAIB, GDURP, RPIA]  
Registered Planner, Project Manager and Development Consultant