

**STATEMENT OF ENVIRONMENTAL EFFECTS FOR
ALTERATIONS AND ADDITIONS TO**

**LOT 1 D.P. 745746
34 George Street Manly**

For

Marianne Wassmer

January 2025

Prepared by

ianjonesdesign

PO Box 454
Moss Vale NSW 2577

1. TABLE OF CONTENTS

1. TABLE OF CONTENTS	2
1. Introduction	3
2. SITE	4
Site Description	4
Site Area.....	4
Site zoning.....	4
Site built areas table.....	4
3. PROPOSAL	4
Proposal	4
4. PLANNING AND BUILDING CODE COMPLIANCE Manly Local Environment Plan 2013: Development STandards / Control	5
5. PLANNING AND BUILDING CODE COMPLIANCE Manly Local Environment Plan 2013: Development STandards / Control	5
5.1 Clause 4.3 Height of Buildings.	5
5.2 Clause 4.4 Floor Space Ratio	5
5.3 Clause 5.10 Heritage Conservation	6
5.4 Clause 5.21 FLOOD PLanning.....	6
5.5 Clause 6.1 ACID SULFATE SOILS.....	6
5.6 Clause 6.4 STormwater Management.....	6
6. PLANNING AND BUILDING CODE COMPLIANCE Manly Local Environment Plan 2013: General Principles of Development.....	6
6.1 Clause 3.1.1.1 Complementary Design and Visual Improvement.....	6
6.2 Clause 3.1.1.3 Roofs and Dormer Windows	7
6.3 Clause 3.2.1.1 Development in the vicinity of heritage items, or conservation areas	8
6.4 Clause 3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)	8
6.5 Clause 3.4.1.1 Overshadowing Adjoining Open Space	9
6.6 Clause 3.4.1.3 Overshadowing Solar Collector Systems <i>A minimum of 6 hours solar access be retained to solar collectors on neighbouring properties.</i>	9
6.7 Clause 3.4.1.4 Overshadowing Clothes Drying Areas	9
6.10 Clause 3.4.2.2 BALCONIES and Terraces	10
6.11 Clause 3.4.2.3 Acoustical Privacy (Noise Nuisance).....	10
6.12 4.3.1.(b) Side Setbacks.....	10
6.13 4.3.1.(c) Rear Setbacks.....	11
7. Manly Local Environmental Plan 2013 Compliance Table	12
8. Manly Development Control Plan 2013 Compliance Table	12
Section 3 General Principles of Development.....	12
3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)	14
3.4.2 Privacy and Security.....	15
3.5 Sustainability - (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Urban Design)	16
Part 4 Development Controls and Development Types 4.1 Residential Development Controls.	19
9. CONCLUSION	24
10. Existing Site Photographs	25

1. INTRODUCTION

This Statement of Environmental Effects has been prepared at the request of the owner of the subject land to support the lodgment of a Development Application for the construction of alterations and addition to the existing residence and a new Shed.

The subject site has a legal property description of Lot 1 DP745746.

It has an address of 34 George Street, Manly which is approximately 695m west of Manly Beach.

The application has been made pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979*.

The development is of a local scale, it is not state significant, designated or integrated development. Northern Beaches Council is the consent authority.

In addition to this Statement, the Development Application is supported by the following information:

Architectural plans prepared by *Ian Jones Design*

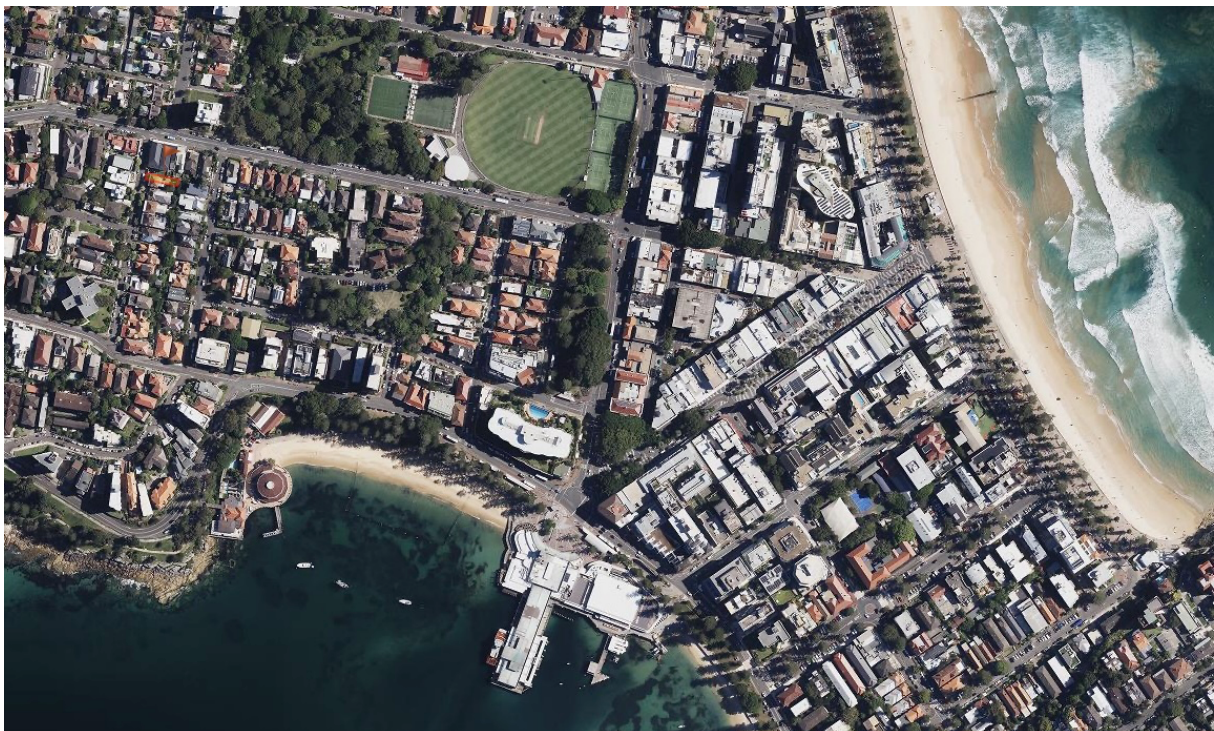
BASIX Certificate prepared by *Ian Jones Design*

Waste Management Plan prepared by *Ian Jones Design*

The proposed residential alterations and additions are permissible under the provisions of the *Manly Local Environmental Plan 2013* and the *Manly Development Control Plan 2013* have also been considered.

The site is suitable for the proposed development and is supportive of Council's strategic planning objective, as set out in the adopted Local Housing Strategy.

It is suitable for the proposed development, it is compliant with relevant planning controls, there are no adverse impacts arising from the proposal and support for the development is requested.



2. SITE

SITE DESCRIPTION

The site is identified as Lot 1 of Deposited Plan 7457, 34 George Street, Manly

The site currently consists of the following structures:

A two storey 4 Bedroom brick semi-detached Residence.

SITE AREA

The total area of the site is 184 m²

SITE ZONING

The site is zoned R1 General Residential as defined in the *Manly LEP 2013*.

SITE BUILT AREAS TABLE

The built floor area of the existing residence is 208.06 m²

There is no increase in the floor area of the residence.

There is a 50sqm deck added to the northern side of the residence.

3. PROPOSAL

PROPOSAL

The proposal comprises the following:

Alterations and additions to the existing residence.

- Ground Floor
 - New Kitchen
 - New Laundry
 - Reconfiguration of the rear Laundry space
 - Demolition of existing Laundry & Kitchen.
 - 7.2 m² addition
- First Floor
 - New Ensuite & Bathroom
 - New bedroom (13.36 m² addition)
 - New Deck to Bedroom

4. PLANNING AND BUILDING CODE COMPLIANCE MANLY LOCAL ENVIRONMENT PLAN 2013: DEVELOPMENT STANDARDS / CONTROL

The relevant local environmental planning instrument is the *Manly Local Environmental Plan 2013*.

Under this Plan the site is zoned Zone R1 General Residential. This zone has the following objectives.

Zone R1 General Residential

1 Objectives of zone

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental protection works; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Tank-based aquaculture; Water recreation structures; Water recycling facilities; Water supply systems
The proposed development is consistent with the first objective and does not offend the second objective.

The proposal satisfies the objectives of the zoning and is a permitted use.

5. PLANNING AND BUILDING CODE COMPLIANCE MANLY LOCAL ENVIRONMENT PLAN 2013: DEVELOPMENT STANDARDS / CONTROL

5.1 CLAUSE 4.3 HEIGHT OF BUILDINGS.

The subject site is identified in MLEP 2013 as having a maximum height of building of 11m.

The ridge height of the existing residence is 7.72m.

The proposed alterations and additions do not increase the height of the residence.

The proposal satisfies the requirements of the DCP.

5.2 CLAUSE 4.4 FLOOR SPACE RATIO

Under Clause 4.4 of the MLEP 2013, the FSR permitted to the site is 0.75:1 (138.0m²).

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and

-
- (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

The proposed Gross Ground Floor Area is 74.65m².

The proposed Gross First Floor Area is 61.48m².

The Total Gross floor area is 136.13 resulting in a Floor space Ratio of 1 : 0.74 which satisfies the requirements of the DCP.

5.3 CLAUSE 5.10 HERITAGE CONSERVATION

The Site is not within a Heritage Conservation Area.

The subject site is not a heritage listed property however it is located opposite and within the vicinity of late Victorian houses located at 17 and 19-21 George Street, Manly.

The proposed new works on the subject site are located at the rear of the property and will have no impact on the Heritage items.

5.4 CLAUSE 5.21 FLOOD PLANNING

N/A. The subject site is not identified as being in a flood plane area

5.5 CLAUSE 6.1 ACID SULFATE SOILS

The site is located on land that contains Class 5 Acid Sulphate Soils. However, the proposed site is not below 5m AHD nor is likely to lower the water table below 1m AHD.

5.6 CLAUSE 6.4 STORMWATER MANAGEMENT

No Earthworks are proposed

6. PLANNING AND BUILDING CODE COMPLIANCE MANLY LOCAL ENVIRONMENT PLAN 2013: GENERAL PRINCIPLES OF DEVELOPMENT

6.1 CLAUSE 3.1.1.1 COMPLEMENTARY DESIGN AND VISUAL IMPROVEMENT

a) *Development in the streetscape (including buildings, fences and landscaping) should be designed to:*

- i) complement the predominant building form, distinct building character, building material and finishes and architectural style in the locality;*
- ii) ensure the bulk and design of development does not detract from the scenic amenity of the area (see also paragraph 3.4 Amenity) when viewed from surrounding public and private land;*
- iii) maintain building heights at a compatible scale with adjacent development particularly at the street frontage and building alignment, whilst also having regard to the LEP height standard and the controls of this plan concerning wall and roof height and the number of storeys;*

iv) avoid elevated structures constructed on extended columns that dominate adjoining sites such as elevated open space terraces, pools, driveways and the like. See also paragraph 4.1.8 Development on Sloping Sites and paragraph 4.1.9 Swimming Pools, Spas and Water Features;

v) address and compliment the built form and style any heritage property in the vicinity to preserve the integrity of the item and its setting. See also paragraph 3.2 Heritage Considerations;

vi) visually improve existing streetscapes through innovative design solutions; and

vii) incorporate building materials and finishes complementing those dominant in the locality. The use of plantation and/or recycled timbers in construction and finishes is encouraged. See also paragraph 3.5.7 Building Construction and Design.

The existing dwelling has been retained with a suitably scaled addition that reflects traditional built forms. The proposed revitalised dwelling is compatible with and enhances the existing built environment and landscape.

The proposal is for a design that optimizes thermal performance and contemporary utilities that will offer excellent residential amenity.

It uses traditional materials and roof forms that echo those of the existing residence and surrounding neighbourhood.

The proposal enhances the streetscape urban amenity and is a positive contribution to *desired future streetscapes*.

The proposal addresses sustainable principles in its design and use of energy and thermal efficiency.

Setback Principles in Low Density Areas

b) In lower density areas including LEP Zones R2, E3 & E4, setbacks should be maximised to enable open space to dominate buildings, especially on the foreshore.

See also paragraph 3.3 Landscaping and paragraph 4.1.5 Open Space and Landscaping.

Setback Principles in Higher Density Areas

c) In higher density areas (including LEP Zones R1 & R3), careful consideration should be given to minimising any loss of sunlight, privacy and views of neighbours. This is especially relevant in the design of new residential flat buildings adjacent to smaller developments. See also paragraph 3.4 Amenity.

The proposal has been designed to minimize any loss of sunlight, privacy or views of neighbours.

6.2 CLAUSE 3.1.1.3 ROOFS AND DORMER WINDOWS

See also paragraph 4.1.7.2 Habitable Rooms in the Roof Structure.

See also paragraph 3.4.3 Views regarding roof forms to minimise view loss.

a) Roof forms should complement, but not necessarily replicate the predominant form in the locality and in particular those of adjacent buildings.

b) Roofs should be designed to avoid or minimise view loss and reflectivity.

c) Dormer windows and windows in the roof must be designed and placed to compliment the roof structure and reflect the character of the building. In particular, such windows are not permitted on the street frontage of the building where there is no precedent in the streetscape, especially on adjoining dwellings.

The additional roof form to the proposed first floor addition has been designed to minimize the height of the building at the rear.

No dormer or roof windows are proposed.

6.3 CLAUSE 3.2.1.1 DEVELOPMENT IN THE VICINITY OF HERITAGE ITEMS, OR CONSERVATION AREAS

DCP objectives to be met include the following:

- a) In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.*
- b) Proposed development in the vicinity of a heritage item or conservation area must ensure that:*
 - i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;*
 - ii) the heritage values or character of the locality are retained or enhanced; and*
 - iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignments.*
- c) The impact on the setting of a heritage item or conservation area is to be minimised by:*
 - i) providing an adequate area around the building to allow interpretation of the heritage item;*
 - ii) retaining original or significant landscaping (including plantings with direct links or association with the heritage item);*
 - iii) protecting (where possible) and allowing the interpretation of any archaeological features; and*
 - iv) retaining and respecting significant views to and from the heritage item.*

The subject site is not a heritage listed property however it is located opposite and within the vicinity of late Victorian houses located at 17 and 19-21 George Street, Manly.

The proposed new works on the subject site are located at the rear of the property and will have no impact on the Heritage items.

6.4 CLAUSE 3.4 AMENITY (VIEWS, OVERSHADOWING, OVERLOOKING /PRIVACY, NOISE)

DCP objectives to be met include the following:

Objective 1)

To protect the amenity of existing and future residents and minimise the impact of new development, including alterations and additions, on privacy, views, solar access and general amenity of adjoining and nearby properties including noise and vibration impacts.

Objective 2)

To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade.

Designing for Amenity

- a) Careful design consideration should be given to minimise loss of sunlight, privacy, views, noise and vibration impacts and other nuisance (odour, fumes etc.) for neighbouring properties and the development property. This is especially relevant in higher density areas, development adjacent to smaller developments and development types that may potentially impact on neighbour's amenity such as licensed premises.*

-
- b) *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.*
 - c) *The use of material 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. See also Council's Administrative Guidelines regards DA lodgement requirements for materials and finishes.*

The existing dwelling has been retained with a suitably scaled addition that reflects traditional built forms. The proposed revitalised dwelling is compatible with and enhances the existing built environment and landscape.

6.5 CLAUSE 3.4.1.1 OVERSHADOWING ADJOINING OPEN SPACE

In relation to sunlight to private open space of adjacent properties:

- a) *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 9am to 3pm at the winter solstice (21 June); or*
- b) *Where there is no winter sunlight available to open space of adjacent properties from 9am to 3pm, the calculations for the purposes of sunlight will relate to the equinox in March and September from 9am to 3pm.*

The proposed first floor addition creates no additional overshadowing to the deck or the yard at the rear of 32 George Street on June 20.

Similarly, there is no additional shadow cast on March 20 or September 20.

Refer Shadow Diagram drawings A12 to A20

6.6 CLAUSE 3.4.1.3 OVERSHADOWING SOLAR COLLECTOR SYSTEMS

A minimum of 6 hours solar access be retained to solar collectors on neighbouring properties.

There is no impact to any solar collectors on neighbouring properties.

6.7 CLAUSE 3.4.1.4 OVERSHADOWING CLOTHES DRYING AREAS

A minimum of 6 hours solar access be retained to a suitable clothes drying area.

There is no impact on the neighbouring clothes drying area.

6.8 CLAUSE 3.4.1.5 EXCESSIVE GLARE OR REFLECTIVITY NUISANCE

All external material and finishes incorporated into the development must consider and mitigate any excessive glare or reflectivity nuisance.

External materials including painted brickwork and weatherboard matching the existing and timber privacy screens will not create any excessive glare or reflectivity.

6.9 CLAUSE 3.4.2.1 VISUAL PRIVACY

Section 3.4.2.1 of the MDCP 2013 relates to 'Window Design and Orientation' and includes the following controls:

- *Use narrow, translucent or obscured glass windows to maximise privacy where necessary. When building close to boundaries, windows must be off set from those in the adjacent building to restrict direct viewing and to mitigate impacts on privacy.*

The new doors along the northern façade facing the boundary fence enhance solar access for the Kitchen and Living area but has no impact on the privacy of the adjoining building on the corner of George St and Sydney Street.

The balcony at the rear of the first floor bedroom have Privacy screens on both sides to address overlooking onto neighbouring properties.

An existing advanced magnolia tree at the rear of the property screen any overlooking towards the properties at the rear of James Street

6.10 CLAUSE 3.4.2.2 BALCONIES AND TERRACES

Clause 3.4,2,2 of the MDCP 2013 relates to balconies and terraces and includes the following controls:

- *Architectural or landscape screens must be provided to balconies and terraces to limit overlooking nearby properties. Architectural screens must be fixed in position and suitably angled to protect visual privacy.*
- *Recessed design of balconies and terraces can also be used to limit overlooking and maintain privacy.*

Timber battened privacy screens are to be used on both sides of the balcony at the rear of the new First Floor bedroom to limit.

6.11 CLAUSE 3.4.2.3 ACOUSTICAL PRIVACY (NOISE NUISANCE)

Clause 3.4,2,3 of the MDCP relates to the Acoustic Privacy of Neighbouring properties because of development:

Consideration must be given to the protection of acoustical privacy in the design and management of the Development.

The use of the rear living room and the outdoor open space is not changed by the proposed alterations to the property. There will be no impact on acoustical privacy of neighbouring properties.

6.12 4.3.1.(B) SIDE SETBACKS

Section 4.1.4.2 of the MDCP 2013 relates to the provision of side setbacks includes the following controls:

- *Setbacks between any part of a building and the side boundary must not be less than one third of the height of the adjacent external wall of the proposed building.*
- *First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.*

The new living Room at the back of the residence replicates the footprint of the existing living space.

The setback of the minor extension to the kitchen aligns with the setback of the existing residence footprint at the front of the site.

The first floor addition has been setback 900mm from the southern boundary wall which adjoins No 32 George St.

There is no loss of privacy, loss of views or overshadowing to neighbouring properties.

6.13 4.3.1.(C) REAR SETBACKS

Section 4.1.4.2 of the MDCP 2013 relates to the provision of side setbacks includes the following controls:

- *The distance between any part of a building and the rear boundary must not be less than 8m. The proposed rear building wall alignment of the ground floor is existing and maintained as part of this application.*

The existing rear boundary setback is 9475mm and will not change because of the proposed alterations and additions.

7. MANLY LOCAL ENVIRONMENTAL PLAN 2013 COMPLIANCE TABLE

Clauses	Controls	Comments	Complies
Zoning	Zone R1 General Residential	Semi detached dwelling houses are listed as permissible with consent	Yes
Demolition	Demolition requires consent	Demolition consent is sought for selected demolition works to the existing dwelling	Yes
4.3 Height of Buildings	Maximum Height of Building 11m	The existing height of the building is... There is no proposed increase in the ridge height of the building	Yes
4.4 Floor Space Ration	The permitted FSR is 0.75.1	The Total Gross floor area is 136.13 resulting in a Floor space Ration of 1 : 0.74	Yes
5.10 Heritage Conservation		The site is not identified as containing a heritage item or as being located within a Heritage Conservation Area. It is located opposite properties that are identified as having Heritage Significance	Yes
5.21 Flood Planning		The subject site is not identified as being in a flood planning area	Yes
6.1	Acid Sulfate Soils	The site is located on land that contains Class 5 Acid Sulfate Soils. However, the proposed site is not below 5m AHD nor is likely to lower the water table below 1m AHD.	Yes
6.2	Earthworks	There are minimum earthworks outside the footprint of the existing building footprint	Yes
6.4	Stormwater Management	Stormwater to be connected to the existing stormwater system	Yes

8. MANLY DEVELOPMENT CONTROL PLAN 2013 COMPLIANCE TABLE

SECTION 3 GENERAL PRINCIPLES OF DEVELOPMENT			
3.1 STREETSCAPES AND TOWNSCAPES			
3.1.1.1 Streetscapes and Townscapes	<p><i>Development in the streetscape (including buildings, fences and landscaping) should be designed to:</i></p> <p><i>i) complement the predominant building form, distinct building character, building material and finishes and architectural style in the locality;</i></p> <p><i>ii) ensure the bulk and design of development does not detract from the scenic amenity of the</i></p>	<p>The proposal is of a modest scale</p> <p>The proposed addition is at the rear of the existing residence and cannot be seen from street frontage</p>	Yes

	<p>area (see also paragraph 3.4 Amenity) when viewed from surrounding public and private land;</p> <p>iii) maintain building heights at a compatible scale with adjacent development particularly at the street frontage and building alignment, whilst also having regard to the LEP height standard and the controls of this plan concerning wall and roof height and the number of storeys;</p> <p>iv) avoid elevated structures constructed on extended columns that dominate adjoining sites such as elevated open space terraces, pools, driveways and the like. See also paragraph 4.1.8 Development on Sloping Sites and paragraph 4.1.9 Swimming Pools, Spas and Water Features;</p> <p>v) address and compliment the built form and style any heritage property in the vicinity to preserve the integrity of the item and its setting. See also paragraph 3.2 Heritage Considerations;</p> <p>vi) visually improve existing streetscapes through innovative design solutions; and</p> <p>vii) incorporate building materials and finishes complementing those dominant in the locality. The use of plantation and/or recycled timbers in construction and finishes is encouraged. See also paragraph 3.5.7 Building Construction and Design.</p> <p><u>Setback Principles in Low Density Areas</u></p> <ul style="list-style-type: none"> • In lower density areas including LEP Zones R2, E3 & E4, setbacks should be maximised to enable open space to dominate buildings, especially on the foreshore. 		
3.11.3 Roof forms & Dormer windows	<p><i>Roof forms. should complement, but not necessarily replicate the predominant form in the locality, and particularly those of adjacent buildings.</i></p> <p><i>Roofs should be designed to avoid view loss and reflectivity</i></p> <p><i>Dormer windows and windows in the roof must be designed and placed to complement the roof structure and reflect the character of the building.</i></p>	There is no impact	Yes
3.1 HERITAGE CONSIDERATIONS			
3.2.1.1	<p><i>In addition to LEP listings of Environmental Heritage (LEP Schedule 5), this DCP requires consideration • of the effect on heritage significance for any other development in the vicinity of a heritage item or conservation area.</i></p>	<p>The subject site is not a heritage listed property however it is located opposite and within the vicinity of late Victorian houses located at 17 and 19-21 George Street, Manly.</p>	

	<p><i>Proposed development in the vicinity of a heritage item or conservation area must ensure that:</i></p> <ul style="list-style-type: none"> <i>i) it does not detract or significantly alter the heritage significance of any heritage items, conservation area or place;</i> <i>ii) the heritage values or character of the locality are retained or enhanced; and</i> <i>iii) any contemporary response may not necessarily seek to replicate heritage details or character of heritage buildings in the vicinity, but must preserve heritage significance and integrity with complementary and respectful building form, proportions, scale, style, materials, colours and finishes and building/street alignment</i> 	<p>The proposed new works on the subject site are located at the rear of the property and will have no impact on the Heritage items.</p>	
3.4 AMENITY (VIEWS, OVERSHADOWING, OVERLOOKING /PRIVACY, NOISE)			
3.4.1.1 Overshadowing to Adjoining Open Space	<ul style="list-style-type: none"> <i>In relation to sunlight to private open space of adjacent properties:</i> <ul style="list-style-type: none"> <i>a. 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 9am to 3pm at the winter solstice (21 June); or</i> <i>b. Where there is no winter sunlight available to open space of adjacent properties from 9am to 3pm, the calculations for the purposes of sunlight will relate to the equinox in March and September from 9am to 3pm</i> 	<p>There is no additional overshadowing to the adjacent property at 32 George Street because of the proposal.</p> <p>Refer Shadow Drawings A12 to A20 for June 20, March 20 & September 20</p>	Yes
3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties	<ul style="list-style-type: none"> <i>In relation to sunlight to the windows or glazed doors to living rooms of adjacent properties:</i> <ul style="list-style-type: none"> <i>a) For adjacent buildings with an east-west orientation, the level of solar access 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);</i> <i>b) For adjacent buildings with a north-south orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors of living rooms for a period of at least 4 hours from 9am to 3pm on the winter solstice (21 June);</i> <i>c) For all adjacent buildings (with either orientation) no reduction in solar access is permitted to any window where existing windows enjoy less than</i> 	<p>There is no additional overshadowing to the adjacent property at 32 George Street because of the proposal.</p> <p>Refer Shadow Drawings A12 to A20 for June 20, March 20 & September 20</p>	Yes

	<i>the minimum number of sunlight hours specified above.</i>		
3.4.1.3 Overshadowing Solar Collector Systems	<i>• A minimum of 6 hours solar access be retained to solar collectors on neighbouring properties.</i>	N/A	N/A
3.4.1.4 Overshadowing Clothes Drying Areas	<i>• A minimum of 6 hours solar access be retained to a suitable clothes drying area.</i>	There is no overshadowing of clothes drying areas created by this proposal	Yes
3.4.1.5 Excessive Glare or Reflectivity Nuisance	<i>All external material and finishes incorporated into the development must consider and mitigate any excessive glare or reflectivity nuisance.</i>	Materials and finishes match the existing and there are no materials with excessive glare proposed to be used.	Yes
3.4.2 PRIVACY AND SECURITY			
3.4.2.1 Window Design and Orientation	<i>• Use narrow, translucent or obscured glass windows to maximise privacy where necessary. When building close to boundaries, windows must be off-set from those in the adjacent building to restrict direct viewing and to mitigate impacts on privacy.</i>	There are no windows adjoining boundaries.	Yes
3.4.2.2 Balconies and Terraces	<i>Architectural or landscape screens must be provided to balconies and terraces to limit overlooking nearby properties. Architectural screens must be fixed in position and suitably angled to protect visual privacy. Recessed design of balconies and terraces can also be used to limit overlooking and maintain privacy.</i>	Timber privacy screens with a permeability of 25% will be used on both sides of the first floor balcony	Yes
3.4.2.3 Acoustical Privacy (Noise Nuisance)	<i>• Consideration must be given to the protection of acoustical privacy in the design and management of development. Proposed development and activities likely to generate noise including certain outdoor living areas like communal areas in Boarding Houses, outdoor open space, driveways, plant equipment including pool pumps and the like should be located in a manner which considers the acoustical privacy of neighbours including neighbouring bedrooms and living areas. Council may require a report to be prepared by a Noise Consultant that would assess likely noise and vibration impacts and may include noise and vibration mitigation strategies and measures. See particular requirements for noise control reports for licenced premises below at paragraph g) below.</i>	The Proposal will have no adverse impact on the acoustic privacy of neighbouring properties.	Yes
3.4.3 Maintenance of Views	<i>• The design of any development, including the footprint and form of the roof is to minimise the loss of views</i>	There are no views between and over buildings that are impacted by the proposal.	Yes

	<p><i>from neighbouring and nearby dwellings and from public spaces.</i></p> <ul style="list-style-type: none"> <i>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.</i> <i>Templates may be required to indicate the height, bulk and positioning of the proposed development and to assist Council in determining that view sharing is maximised and loss of views is minimised. The templates are to remain in place until the application is determined. A registered surveyor will certify the height and positioning of the templates.</i> <i>The ultimate assessment of views and view loss in this plan must be in accordance the following planning principle established by the NSW Land and Environment.</i> 		
3.5 SUSTAINABILITY - (GREENHOUSE ENERGY EFFICIENCY, THERMAL PERFORMANCE, AND WATER SENSITIVE URBAN DESIGN)			
3.5.1.1 Building Form, Design and Orientation	<p>a. <i>The building and site layout is to maximise northern orientation to optimise solar access. Achieving passive solar energy efficiency is an important consideration in design, but it must be balanced with responding to desired streetscape character; promoting amenity for both the proposed development and neighbouring properties (including views, overshadowing and noise considerations), retaining trees and responding to topography.</i></p>	The proposal does not change the orientation of the existing building and the new works are optimised to take advantage of northern orientation and solar access to the altered Kitchen and Living spaces.	Yes
3.5.1.2 Solar Shading Devices	<p>b. <i>Whilst the design of buildings should take advantage of winter sun, there is an equal need to provide protection from the severity of summer sun. There is a need to control summer sun penetration and prevent the overheating of the building. This can be achieved using appropriate solar shading devices. The most effective way of controlling overheating of a dwelling is to prevent summer sun from reaching glazed areas.</i></p> <p>a. <i>The design of buildings may reduce summer sun penetration to north, east and west facing walls of buildings incorporated by the use of external solar shading devices, such as; awnings, external venetians, balconies, pergolas, eaves, overhangs, sails and the like.</i></p> <p>b. <i>The minimum projection width for north facing overhangs, or shading devices, should be a width equivalent to at least 45 percent of the height of the shaded</i></p>	<p>Awnings are provided to northern and eastern window openings as per the BASIX requirements.</p> <p>Refer BASIX Certificate No AAL-13383_02 Dated 25 June 2024</p>	Yes

	<i>opening, measured from the bottom of the glass, to be shaded.</i>		
3.5.3.1 Building Design and Orientation to Prevailing Wind	<ul style="list-style-type: none"> <i>Buildings are to be orientation to benefit from cooling summer breezes (generally easterly/north easterly in Manly) where possible.</i> <i>Buildings are to provide for cross ventilation by locating windows and openings in line with both each other and the prevailing breezes.</i> 	Window and door openings in the proposed new alterations and additions are located to allow for cross ventilation.	Yes
3.5.3.2 Location and area of Openings	<p><i>a. The area of unobstructed window opening should be equal to at least 5 percent of the floor area served. Locate windows and openings in line with each other, and with the prevailing breezes to assist ventilation so that air can pass through a building from one side to the other, replacing warm inside air with cooler outside air.</i></p> <ul style="list-style-type: none"> <i>Consider the use of solar or naturally activated exhaust fans to ventilate external walls. This also keeps living areas cool in summer and dry in winter.</i> <i>Rooms in residential flat buildings which access exposed balconies are to include a separate opening window as well as a door.</i> 	Window and door openings in the proposed new alterations and additions are located to allow for cross ventilation and optimised solar orientation.	Yes
3.5.7 Building Construction and Design	<i>Building design is to apply fundamental principles in achieving energy efficiency in terms of the following: environmentally sound building materials, thermal mass, glazing, wall and roof colour, and insulation.</i>	Refer BASIX Certificate No AAL-13383_03 Dated 26 November 2024	Yes
3.5.8.1 Principles of Water Sensitive Urban Design	<p><i>Under LEP clause 6.4 Stormwater Management, the principles of Water Sensitive Urban Design to be considered in granting development consent for any development in residential, business and industrial zones are summarised as follows:</i></p> <ol style="list-style-type: none"> <i>Protection and enhancement of natural water systems (including creeks, rivers, lakes, wetlands, estuaries, lagoons, groundwater systems) and riparian land;</i> <i>protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments;</i> <i>minimisation of harmful impacts of urban development by mimicking natural water runoff regimes where possible and appropriate;</i> <i>integration of vegetated stormwater treatment and harvesting systems into the landscape in a manner that maximise visual and recreational amenity of urban development and also provides water quality benefits;</i> <i>reduction in potable water demand through water efficiency and rainwater and stormwater harvesting; and</i> 		

	<i>f. location of water quality and stormwater treatment measures outside riparian land.</i>		
8.7 Stormwater	<p>The following consideration and requirements apply to the management of stormwater:</p> <ul style="list-style-type: none"> a. <i>In support of the purposes of LEP clause 6.4(3), all developments must comply with the Council's 'Stormwater Control Policy' (see Council Policy Reference S190). The standards to achieve the controls contained in the Stormwater Control Policy are provided in Council's "Specification for Onsite Stormwater Management 2003" and "Specification for Stormwater Drainage". Stormwater management measures are to be implemented and maintained in accordance with the Specification for Stormwater Management;</i> b. <i>Stormwater disposal systems must provide for natural drainage flows to be maintained;</i> c. <i>Pervious surfaces and paving will be used for driveways, pathways and courtyards where practical;</i> b. <i>Notwithstanding the prevailing BASIX water conservation targets, the collection of rainwater/runoff for non-potable uses exceeding the target is encouraged; and</i> c. <i>A qualified drainage/hydraulic engineer will design all stormwater controls, devices and water storage systems; and</i> d. <i>In relation to development in the LEP Zone B6 Enterprise Corridor, Burnt Bridge Creek runs through this land. Land in this locality is also generally low-lying. In this regard stormwater runoff from new developments in these LEP zones must be limited to that currently existing for the site for a 1 in 5 year storm or 40 litres per second whichever is the least, unless the drainage system is demonstrated to be sufficient for unimpeded discharge for a fully developed catchment area. Developers should assess whether their land warrants additional drainage considerations because of its location. The NSW Government Floodplain Development Manual may be useful in this assessment.</i> 	<p>No new stormwater lines are to be added.</p> <p>The existing stormwater outlets are to be replaced and reconnected with new to the existing stormwater line which is connected to the George Street frontage.</p> <p>There is a minimal increase of 7.4m² impervious roof area created by the alterations and additions which is less than the 50m² additional impervious area and the total existing impervious areas of the site do not exceed 35% as per <i>Clause 9.3.3.2 Requirements for Region 3 – Zone 1 – On-Site Detention. Water Management Development Policy</i></p> <p>Refer Stormwater Plan Dwg A21</p>	
3.8 Waste Management	<ul style="list-style-type: none"> • <i>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</i> 	A Waste Management Plan forms part of this application	Yes
3.10.1 Safety	<ul style="list-style-type: none"> • <i>The principle of 'safety in design', is to be considered for all development in relation to the design and assessment of DAs to ensure developments are safe and secure</i> 	The safe and secure access to the site is not changed by this proposal.	Yes

	for residents, all other occupants and visitors.	Front door locks and an existing locked access gate is provided at the front of the property.	
PART 4 DEVELOPMENT CONTROLS AND DEVELOPMENT TYPES 4.1 RESIDENTIAL DEVELOPMENT CONTROLS			
4.1.1.1 Residential Density and Dwelling Size	<p><i>The maximum permissible residential density control at Figure 24 - Minimum Residential Density applies to land identified in Residential Density Areas on the Minimum Residential Density Map at Schedule 1 - Map A in this plan.</i></p> <p><i>Figure 24 - Minimum Residential Density determines the maximum number of dwellings that may be achieved on any one development site. This figure indicates the minimum site area required for every dwelling contained on a site. For example, if a density control of 300sqm per dwelling applies to a site with a site area of 600sqm the density control would allow for a maximum of 2 dwellings.</i></p> <p><i>Residential density – D2 – 150sqm of site area required per dwelling.</i></p>	N/A	N/A
4.1.2.1 Wall Height	<p><i>Within the LEP Height of Buildings development standard, the maximum external wall height is calculated based on the slope of the land under the proposed wall. Figures 26, 27 and 28 provide guidelines for determining the maximum height of external walls based on the particular slope of the land along the length of these proposed walls. The maximum wall height control will also vary from one building, elevation or part elevation to another depending on the slope of land on which the wall is sited. Within the range of maximum wall heights at Figures 26 and 28, the permitted wall height increases as the slope of the land increases up to a gradient of 1 in 4, at which point the permitted maximum wall height is capped according to Figure 26.</i></p>	<p>The subject site is located on Area L of the HoB map (11m), as such, a maximum wall height of 9m is permitted. Maximum wall heights of between 6.69m and 7.88m are proposed, illustrating compliance</p>	Complies
4.1.2.2 Number of Storeys	<p><i>• Buildings must not exceed 2 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. Buildings on land in areas 'L' and 'N1' on the LEP Height of Building Map Buildings must not exceed 3 storeys notwithstanding the wall and roof height controls in this plan. Variation to the maximum number of storeys may be considered:</i></p> <p><i>i) Where specific physical site constraints warrant an exception to this requirement. In these circumstances the development must still fully comply with other numeric height controls and development standards; and</i></p> <p><i>ii) To allow an additional understorey where that storey satisfies the meaning of basements in the LEP.</i></p>	<p>The existing residence is 2 storeys, and the proposal retains the building at 2 storeys</p>	Complies

4.1.2.3 Roof Height	<ul style="list-style-type: none"> <i>Pitched roof structures must be no higher than 2.5m above the actual wall height.</i> <p><i>Roof parapets may extend up to 0.6m above the actual wall height where Council considers that a parapet is considered to be appropriate to the design of the development and satisfies the objectives of this DCP and the LEP. For example, a parapet roof should not result in the appearance of lift structures and the like that protrude above the roof.</i></p> <p><i>The maximum roof pitch must be generally no steeper than 35 degrees. A roof with a steeper pitch will be calculated as part of the wall height. In this regard the wall height controls at paragraph 4.1.2.1 of this plan will apply to the combined wall height and the height of the roof steeper than 35 degrees.</i></p>	Existing	Complies
4.1.2.4 Application of DCP Controls in respect of Land Identified under 'Special Height Provisions' under Clause 4.3A of the LEP	<ul style="list-style-type: none"> <i>While LEP clause 4.3A Special Height Provision prescribe the maximum building height for certain lots identified on the LEP Height of Building Map, the DCP guidelines at paragraphs 4.1.2 of this plan provide more detailed height control (walls, roof & storeys) on any part of the lot where the application of the DCP height controls do not conflict with the LEP i.e. where in the circumstances of the case, the DCP provides for a greater building height overall.</i> 	N/A	N/A
4.1.4.1 Street Front Setbacks	<ul style="list-style-type: none"> <i>Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.</i> <i>Where the street front building lines of neighbouring properties are variable and there is no prevailing building line in the immediate vicinity i.e. where building lines are neither consistent nor established, a minimum 6m front setback generally applies. This street setback may also need to be set further back for all or part of the front building façade to retain significant trees and to maintain and enhance the streetscape.</i> <i>Where the streetscape character is predominantly single storey building at the street frontage, the street setback is to be increased for any proposed upper floor level. See also paragraph 4.1.7.1.</i> <i>Projections into the front setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, chimneys, meter boxes and the like, where no adverse impact on the streetscape or adjoining properties is demonstrated to Council's satisfaction.</i> 	<p>There is no work proposed at the front of the residence</p> <p>Street front setbacks are unchanged by this proposal.</p>	Complies
4.1.4.2 Side Setbacks and Secondary Street Frontages	<ul style="list-style-type: none"> <i>Setbacks between any part of a building and the side boundary must not be less than one third of the height of the adjacent external wall of the proposed building.</i> 		Yes

	<ul style="list-style-type: none"> • <i>Projections into the side setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, and the like, if it can demonstrate there will be no adverse impact on adjoining properties including loss of privacy from a deck or balcony.</i> • <i>All new windows from habitable dwellings of dwellings that face the side boundary are to be setback at least 3m from side boundaries;</i> • <i>For secondary street frontages of corner allotments, the side boundary setback control will apply unless a prevailing building line exists. In such cases the prevailing setback of the neighbouring properties must be used. Architecturally the building must address both streets.</i> • <i>Side setbacks must provide sufficient access to the side of properties to allow for property maintenance, planting of vegetation and sufficient separation from neighbouring properties. See also paragraph 4.1.4.3.b.vi. of this plan.</i> • <i>In relation to the setback at the street corner of a corner allotment the setback must consider the need to facilitate any improved traffic conditions including adequate and safe levels of visibility at the street intersection. In this regard Council may consider the need for building works including front fence to be setback at this corner of the site to provide for an unobstructed splay. The maximum dimension of this triangular shaped splay would be typically up to 3m along the length of the site boundaries either side of the site corner.</i> 	<p>The subject site faces George Street and is not orientated to a front boundary</p> <p>N/A</p> <p>The existing side setback to the rear of the property is retained.</p> <p>N/A</p>	
4.1.4.3 Variations to Side Setback in Residential Density areas	<ul style="list-style-type: none"> • <i>Note: The following paragraphs apply to residential density areas D3 to D9 identified in Schedule 1 -</i> • <i>Map A of this plan. In this regard the variations in this paragraph do not apply to density areas D1 and D2.</i> 		N/A
4.1.4.4 Rear Setbacks	<ul style="list-style-type: none"> • <i>The distance between any part of a building and the rear boundary must not be less than 8m.</i> • <i>Rear setbacks must allow space for planting of vegetation, including trees, other landscape works and private and/or common open space. The character of existing natural vegetated settings is to be maintained. See also paragraph 3.3 Landscaping.</i> • <i>On sloping sites, particularly where new development is uphill and in sensitive foreshore locations, consideration must be given to the likely impacts of overshadowing, visual privacy and view loss.</i> • <i>Rear setbacks must relate to the prevailing pattern of setbacks in the immediate vicinity to minimise</i> 	<p>The existing rear boundary setback is 9.2m.</p> <p>The rebuilding of the rear Living space aligns with the existing setback so that there is a no change to the rear setback.</p>	Complies

	overshadowing, visual privacy and view loss.		
4.1.5.1 Minimum Residential Total Open Space Requirements	<ul style="list-style-type: none"> Open space must be provided in accordance with Figure 34. Minimum dimensions and areas for Total Open Space Total Open Space must adhere to the following minimum specifications: i) horizontal dimension of at least 3m in any direction; and ii) a minimum unbroken area of 12sqm. iii) A variation to the minimum specifications in i) and ii) above may only be considered for Above Ground Open Space where it can be demonstrated that lesser dimensions or areas will better serve to minimise amenity impacts on neighbours. A lesser areas of above ground open space may be included or calculated under the minimum requirements in the circumstances of the case. In all other cases open space that does not comply with the minimum specification is not included or calculated under the minimum requirements for total open space. 	<p>Figure 54 of the DCP in Area 052 requires a Total Open Space Area of 50%.</p> <p>The existing Total Open Space Area of the site is 109.36 m² or 40.45%.</p> <p>With the proposed Ground Floor addition of 11.21 m² the Total Open Area of the site becomes 100.57 m² or 54.66%</p>	Complies
4.1.5.2 Landscaped Area	<p>Numeric Controls</p> <ul style="list-style-type: none"> Landscaped area must be provided on site in accordance with above Figure 34. The minimum landscaped area is a percentage of the actual total open space onsite. Note: 'Actual' space refers here to proposed (or existing where no change proposed), rather than the minimum requirement for open space in this plan. 	<p>There is a minimal 11sqm change to the actual ground floor footprint.</p> <p>Existing tree plantings to be retained</p>	
4.1.5.3 Private Open Space	<ul style="list-style-type: none"> Principal private open space is to be provided in accordance with the following minimum specifications: <ul style="list-style-type: none"> i. Minimum area of principal private open space for a dwelling house is 18sqm; and ii. Minimum area of principal private open space for residential accommodation with more than 1 dwelling on the site is 12sqm for each dwelling. Note: Principal private open space is both part of the private open space as defined in the LEP, and the total open space requirement defined in the DCP and must also comply with the meanings and provisions for these spaces provided in the LEP and elsewhere in this DCP. See also dictionary meaning of principal private open space in this DCP 	<p>There is an existing principal. private open space area at the rear of the subject property of 55 m².</p> <p>The proposal makes no change to this existing area.</p>	Complies
4.1.6 Parking, Vehicular Access and Loading	<ul style="list-style-type: none"> 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 	There are no onsite parking provisions for this property.	N/A

	<p>onsite parking requirements may be considered in certain circumstances.</p> <ul style="list-style-type: none"> 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. To encourage the use of public transport by limiting onsite parking provision in Centres that are well serviced by public transport and by encouraging bicycle use to limit traffic congestion and promote clean air. 		
4.1.7.1 First Floor Additions	<ul style="list-style-type: none"> <i>First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.</i> <i>The dwelling and the form of alterations and additions must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences or the aesthetic quality of the former Manly Council area. In this regard, it may be preferable that the addition be confined to the rear of the premises or be contained within the roof structure.</i> 	<p>The first floor addition is set back 900mm along the adjoining wall to minimize any overshadowing. Refer Shadow Drawings a12 to A20</p> <p>The proposed First Floor Addition is located at the rear of the site and cannot be viewed from the street frontage</p>	Complies
4.1.8 Development on Sloping Sites	<ul style="list-style-type: none"> <i>The design of development must respond to the slope of the site, to minimise loss of views and amenity from public and private spaces.</i> <i>Development on sloping sites must be designed to:</i> <ol style="list-style-type: none"> <i>Generally, step with the topography of the site; and</i> <i>Avoid large undercroft spaces and minimise supporting undercroft structures by integrating the building into the slope whether to the foreshore or a street. Driveways on sloping sites</i> <i>On steep sites, driveways must be designed so they do not dominate the street frontage, by:</i> 	N/A	N/A

	<ul style="list-style-type: none"> Limiting their height above existing ground level to avoid the need for elevated ramps and similar structures to access car parking areas, especially those which may encroach on public land; ii) Limiting their width; iii) Using materials that do not visually detract from the natural surroundings; and iv) Retaining significant trees. 		
4.1.10 Fencing	<ul style="list-style-type: none"> 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. 	The existing front fence to the property is not changed by this proposal.	Complies
4.4.1 Demolition	<p>Where development involves demolition, the applicant is to demonstrate that the degree of demolition considers any existing building on the land that should be retained and appropriately adapted in order to:</p> <ol style="list-style-type: none"> Meet ecologically sustainable development principles by conserving resources and energy and reducing waste from any demolition process; and Conserve cultural heritage of the existing building and that of the locality. An appropriate assessment of potential heritage significance must accompany any DA in relation to demolition. If the property has merit as a potential heritage item, the heritage controls and considerations in this plan apply. 	Proposed demolition is noted on the plans and will comply with the requirements of AS2601.	Complies
4.4.2 Alterations and Additions	<ul style="list-style-type: none"> Manly Council promotes the retention and adaptation of existing buildings rather than their demolition and replacement with new structures. 	The proposal is for minor changes to the existing building structure that enhances its amenity and contemporary facility.	Complies

9. CONCLUSION

The proposed development represents a suitable refurbishment of an existing residential building, without detrimental impact to its streetscape appeal whilst retaining its consistency with the character of its neighbours.

The development complies with the requirements of the Manly 2013 DCP in all the key guidelines that seek to provide appropriate bulk and scale of development.

There are no adverse impacts arising from the proposal and approval is recommended.



IAN JONES



10. EXISTING SITE PHOTOGRAPHS



View to the front of the existing residence from George Street



View along the existing boundary fence



View towards the rear of the existing Residence



Looking towards the rear property boundary