
SNPP BRIEFING NOTE

APPLICATION NUMBER:	DA2022/1910
PROPERTY ADDRESS:	61 North Steyne, Manly
PROPOSAL:	Demolition works and construction of a residential flat building
APPLICATION LODGED:	4 November 2022
APPLICANT:	Manly Property Development Pty Ltd
OWNER:	Manly Property Development Pty Ltd
COST OF WORKS:	\$9,174,000.00
NOTIFICATION PERIOD:	05/05/2023 to 02/06/2023
ADVERTISED:	05/05/2023
NO. OF SUBMISSIONS:	22
DETERMINATING AUTHORITY:	Sydney North Planning Panel
REASON FOR REFERRAL:	Council related development (landowner) and has a capital investment value of more than \$5 million.

SITE DESCRIPTION

The subject site consists of one (1) corner allotment located on the western side of North Steyne and the southern side of Denison Street in private ownership.

The site is irregular in shape with a frontage of 12m along North Steyne and 25.7m along Denison Street. The site has a surveyed area of 407.3m².

The current development utilised the road reserve and has the appearance of private land being fenced and landscaped but is legally road reserve.

With the proposed road reserve, the land to be developed increases by 50.1m². Council is in the process of finalising owner's consent.

The site is located within the R3 Medium Density Residential zone and accommodates a residential flat building.

The site is relatively flat across the site and approximately between reduced levels (RL) 5.3m and 5.7m.

The proposal is Nominated Integrated Development, requiring a Water Supply Work approval under the *Water Management Act 2000*.

The proposed development includes works (fencing, landscaping, entrance path) within the road reserve to the east of the subject site (Council land). Council has previously resolved to close the road where the works are proposed and to transfer ownership of this land to the owners of 61 North Steyne. Schedule 6, section 3(b) of *SEPP (Planning Systems) 2021*, states applications are considered Regionally significant development if the capital

investment value is more than \$5 Million and the council is the owner of any land on which the development is to be carried out.

Detailed Description of Adjoining/Surrounding Development

Adjoining and surrounding development is characterised by residential flat buildings.

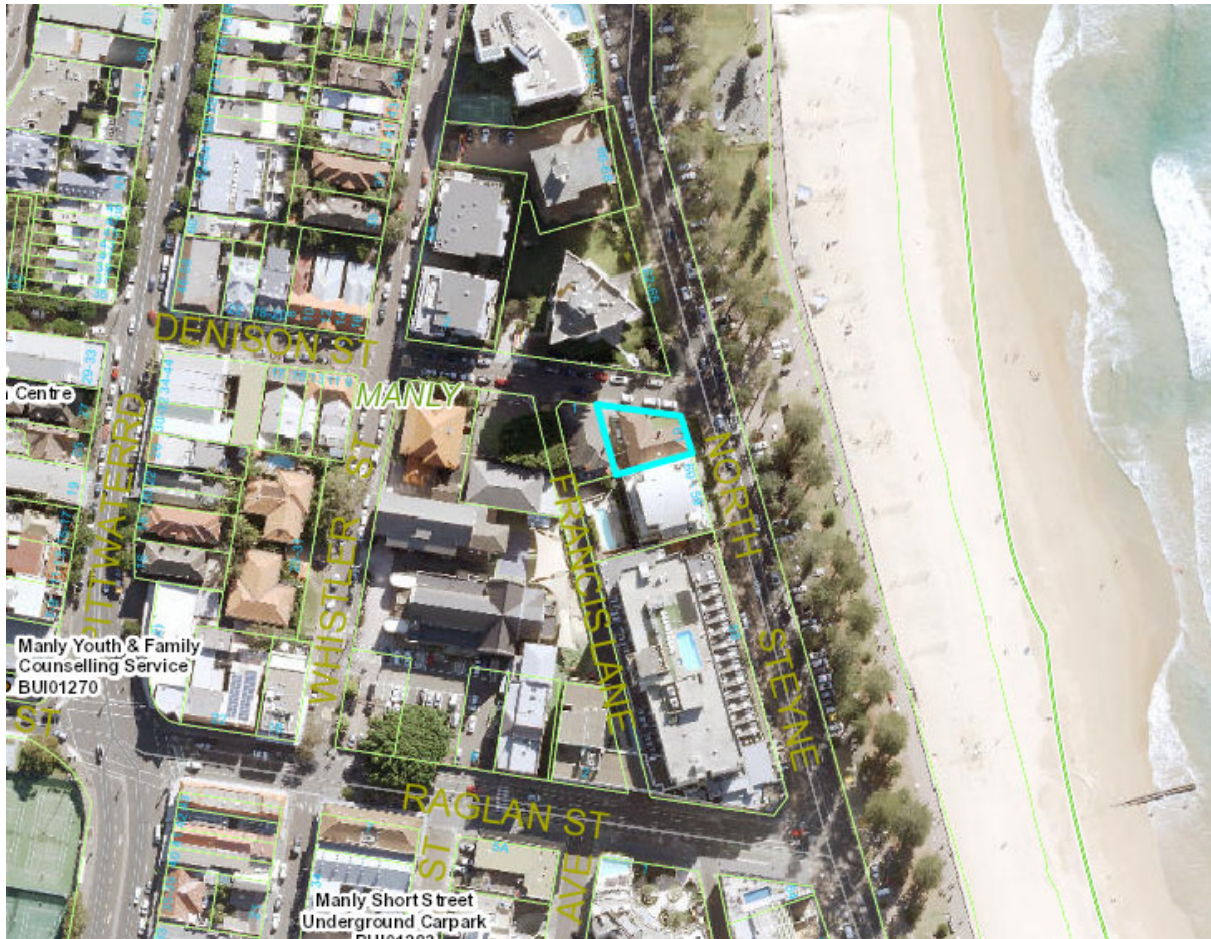


Figure 1: Site Map (Site outlined in blue)

PROPOSED DEVELOPMENT

On 4 November 2022, Manly Property Development Pty Ltd (“Applicant”) lodged Development Application DA2022/1910 (“DA”) with Northern Beaches Council (“Council”). The development application seeks consent for demolition works and construction of a five (5) storey residential flat building including basement carparking, pursuant to *State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development* (SEPP 65).

Specifically, the proposal consists of:

- The demolition of the existing residential flat building and associated structures.
- The construction of five storey residential flat building containing:
 - 4 x three bedroom apartments,
 - 1 x two bedroom apartment;
- Two level common basement containing parking for 10 vehicles and 6 bicycles.
- Associated landscaping; and

- Site preparation works.
- Use of the road reserve for landscaping

Manly LEP 2013			
Standard	Permitted	Proposed	Complies
Building Height	13m	16.3m	No
Floor Space ratio	1.5:1 (611.85sqm)	1.79:1 (728.9sqm)	No

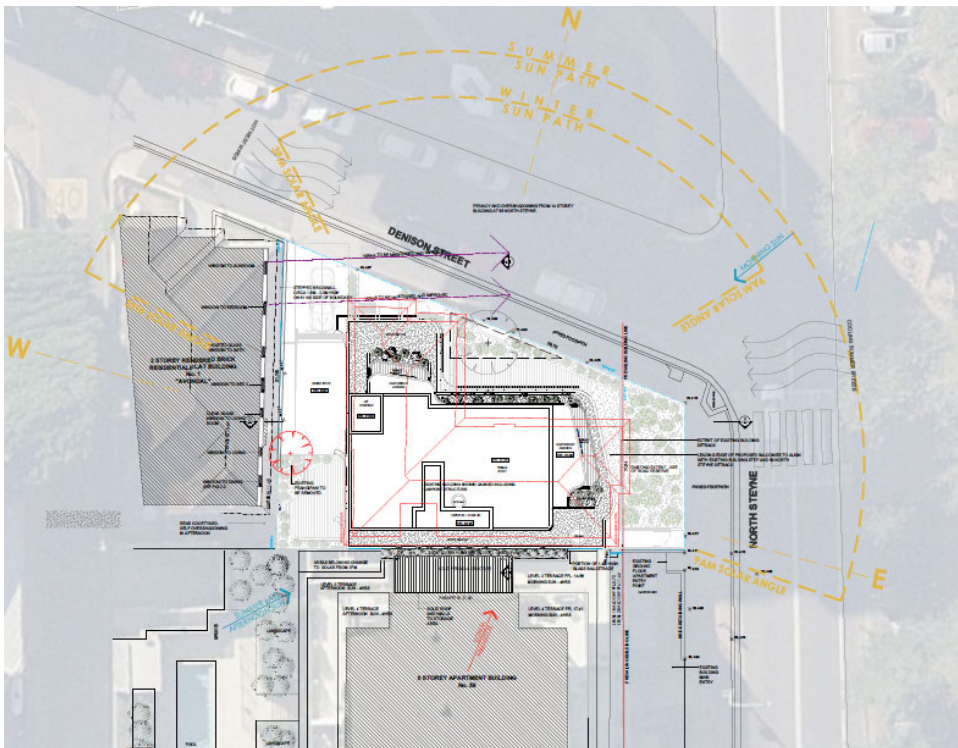


Figure 2 – Site Plan (Amended)



Figure 3 – Montage from North Steyne (Primary) frontage



Figure 4 – Montage from North Steyne (Primary) frontage



Figure 3 – Montage from North Steyne

RELEVANT BACKGROUND

A Pre-lodgement meeting was held with Council on 7 July 2022.

The application was lodged by the applicant on 4 November 2022 and accepted by Council on 11 November 2022.

The DA was lodged prior to 3 April 2023, therefore the mandated policy, *Council Related Development Applications Policy* adopted on 28 March 2023 and came into force on 3 April 2023 does not apply.

The application was referred to the Design and Sustainability Assessment Panel 8 December 2022.

The Panel concluded:

The Panel does not support the proposal in its current form without incorporation of all the measures set out in the recommendations above.

Following a preliminary assessment of the application and the recommendation of DSAP, Council wrote to the applicant on 28 February 2023 outlining concerns that would not allow for Council to support the application in its current form. The issues raised included:

- Site consolidation
- Building Height and Floor Space Ratio non-compliance
- View loss
- Privacy
- Outstanding internal referral (Development engineers, water management)

- Design and Sustainability Advisory Panel comments

The applicant lodged amended plans and additional information to address concerns on 21 April 2023.

The amended plans incorporated the following changes:

- Master bedroom replaced with a terrace, rooftop planting and unenclosed roof area.
- Reduced curved slab edge adjacent to the southern neighbour.
- Reduction of the extent of terrace fronting North Steyne, as well as rooftop planting,
- Minor internal and external alterations

On 5 May 2023, the application was re-notified and advertised to neighbouring properties in accordance with the Northern Beaches Community Participation Plan.

NOTIFICATION / ADVERTISING

22 Objections have been received following the initial and second notification and advertisement of the application. The objections raised the following concerns:

- Height of Buildings non-compliance
- Bulk and scale
- DCP and SEPP 65 built form non-compliance
- Privacy
- Solar Access
- View loss
- Impact of excavation and construction
- Heritage significance
- Stormwater management
- Traffic and safety
- Inadequate basement
- Use of road reserve

EXTERNAL REFERRAL ISSUES

External referrals	Comments
Ausgrid	No objection, subject to conditions
Integrated Development - Referral to WaterNSW	General Terms of Approval received.

Internal referrals	Comments
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Environmental Health	No objection subject to conditions
Landscape Officer	No objection, subject to conditions
NECC (Bushland and Biodiversity)	No objection subject to conditions
NECC (Coast and Catchments)	No objection subject to conditions
NECC (Development Engineering)	No objection, subject to conditions
NECC (Flooding)	No objection, subject to conditions
NECC (Water Management)	No objection, subject to conditions
Strategic and Place Planning (Heritage Officer)	No objection, subject to conditions
Road Reserve	No objection subject to conditions
Property Management and Commercial	No objection subject to conditions
Parks, reserves, beaches and foreshore	No objection subject to conditions
Building Assessment	No objection subject to conditions
Traffic Engineer	No objection, subject to conditions
Waste Officer	No objection subject to conditions

Planning Conclusion

Critical assessment issues for this application include, building height and floor space non-compliance, site isolation and impacts to amenity (solar access, privacy, and views) to neighbouring properties. As noted previously, these issues have been raised with the applicant by Council and in response to the issues raised, the applicant has lodged amended plans and additional information. Council is in the process of finalising its assessment of the amended proposal with a view that the application be reported to the SNPP. The applicant has appeared to address the issues which may lead to a recommendation of **support** in the coming weeks.