

Manly Development Control Plan 2013		
Part 3 General Principles of Development		
Clause	Compliance	Comments
3.1.1.5 Complementary Design and Visual Improvement	YES	The proposed development has been designed to complement the existing and surrounding streetscape. The material selection provided at Appendix 4 illustrates the materials that will be used as a part of this development which will visually improve the existing streetscape of Grandview Grove.
3.1.1.2 Front Fences and Gates	YES	The proposed development will consist of fencing along the side, rear and front boundaries each of which have been constructed in materials that complement the architectural style of the development and existing street scape.
3.1.1.3 Roofs and Dormer Windows <i>a) Roof forms should complement, but not necessarily replicate the predominant form in the locality and in particular those of adjacent buildings.</i> <i>b) Roofs should be designed to avoid or minimise view loss and reflectivity.</i> <i>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.</i>	YES	<p>The proposed development will consist of a pitched roof and will be designed appropriately to minimise view loss. Further the materials and finishes of the roof will be designed to minimise reflectivity.</p> <p>The proposed development will not contain any dormer windows or windows in the roof.</p>
3.1.1.4 Garages, Carports and Hardstand Areas <i>a) Garages, carports and hardstand areas must be designed and sited in a manner that does not to dominate the street frontage by:</i> <ul style="list-style-type: none"> <i>i) its roof form, material choice and detailing by being subservient to the associated dwelling; and</i> 	YES	<p>The proposed development will include a double garage with direct access via Grandview Grove. The design of the garage has been integrated into the built form of the future residential dwelling and has been designed to be subservient to the associate dwelling.</p> <p>The Site has a front setback requirement of 7-10m (consistent the existing building line). The garage has been setback 10.2m from Grandview Grove therefore remaining consistent with the adjoining</p>

<i>ii) being compatible with the streetscape and the location in relation to front setback criteria.</i>		properties along the road.
3.3.1 Landscaping Design	YES	Landscaping for the proposed development has been carefully selected to ensure the planting of native species in areas of private open space in order to maximise residential amenity.
3.4.1.1 Overshadowing Adjoining Open Space <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>	YES	The proposed development has been appropriately designed to ensure adequate sunlight will reach the adjoining open space to the east of the Site. The shadow diagrams provided at Appendix 4 illustrate that between the hours of 9am and 3pm overshadowing will not affect the adjoining property.
3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties <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>	YES	<p>The proposed development will not inhibit solar access to the adjoining residential properties. Solar access has been appropriately justified in the shadow diagrams provided at Appendix 4.</p> <p>Overall, 3 hours of sunlight has been achieved to for the adjoining property and for the habitable rooms located along the eastern boundary of the Site.</p>
3.4.1.3 Overshadowing Solar Collector Systems <i>A minimum of 6 hours <u>solar access</u> be retained to solar collectors on neighbouring properties.</i>	N/A	The adjoining property to the east does not contain any solar collectors. This Clause therefore does not apply.
3.4.1.4 Overshadowing Clothes Drying Areas <i>A minimum of 6 hours <u>solar access</u> be retained to a suitable clothes drying area.</i>	YES	The clothes drying area to the rear of the property will have a minimum of 6 hours solar access. This is appropriately demonstrated in the shadow diagrams attached as a part of the architectural plans at Appendix 4 .
3.4.1.5 Excessive Glare or Reflectivity Nuisance	YES	The external materials proposed have been illustrated at Appendix 4.

<i>All external material and finishes incorporated into the development must consider and mitigate any excessive glare or reflectivity nuisance.</i>		Some materials proposed include, bluestone tiles, main body brick and sufmsit/canyon cloud pain finishes.
3.4.2.2 Balconies and Terraces <i>a) 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.</i> <i>b) Recessed design of balconies and terraces can also be used to limit overlooking and maintain privacy.</i>	YES	The proposed development contains balconies at the front of the property, therefore do not overlook any adjoining properties. The front balconies have been positioned to suitably prevent any overlooking into neighboring properties to the east.
3.4.3 Maintenance of Views	YES	The proposed development has been appropriately designed to include side setbacks of 5m on the eastern boundary and 4.5m on the western boundary to ensure future development to the rear of the property will maintain its views.
3.5 Sustainability- (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Design)	YES	All appropriate sustainability measures have been applied as a part of the proposed residential dwelling. All relevant BASIX Commitments that pertain to a residential dwelling have been satisfied. This is acknowledged in the BASIX Certificate attached with the proposed architectural plans at Appendix 4 .
3.7 Stormwater Management	YES	A Stormwater Management Plan has been provided by Orion Consulting Pty Ltd (Appendix 8) outlining all the relevant stormwater designs pertaining to the Site.
3.8 Waste Management	YES	A Waste Management Plan has been provided (Appendix 11) which outlines all the relevant waste management measures that will pertain to the Site during the construction period.
Part 4 Development Controls and Development Types		
4.1 Residential Development		
4.1.1.1 Residential Density and Dwelling Size	YES	The proposed subdivision will consist of two new lots, with each proposed

Minimum of 600m ² of Site area required per dwelling		lot being greater than 600m ² . The proposed lot areas are as outlined below: <ul style="list-style-type: none"> ▪ Lot 235A – 753.97m² ▪ Lot 235B – 610.03m²
4.1.1.2 Residential Land Subdivision <i>a) The paragraph applies to both new subdivisions as well as the re-configuration of existing allotments within a subdivision.</i>	YES	The proposal is inclusive of subdivision and associated works.
<i>b) The future development of new lots is to be considered in DAs for subdivision. A subdivision involving a new lot for residential development less than 500sqm must identify on the subdivision plan that a dwelling can be successfully accommodated on each allotment, in compliance with this Plan. Concept plans of likely future redevelopment may be required in this regard.</i>	YES	<p>The proposed development has lots greater than 500sqm therefore an indicative development footprint is not required for this proposal.</p> <p>Notwithstanding the above, an indicative building footprint has been provided demonstrating the future development potential. Further, consent for the future development of Lot 235A for the purpose of residential development is sought under this development application.</p> <p>Refer to Appendix 7 attached for the proposed lots to be subdivided.</p>
<i>c) Vehicular access and services must be considered and comply with the following minimum requirements:</i> <i>i) Each lot must have frontage to a public road being at least 1m wide, with the land held as fee simple irrespective of whether this frontage serves as part of a right of way for access or not</i>	YES	Both Lot 235A and 235B have been provided with a frontage to a public road, being Grandview Grove, with a width of at least 1m. Additionally, all provisions of drainage easements and servicing requirements have been considered within this proposal.
4.1.2.1 Wall Height Max Wall Height on flat land (no gradient) Max Wall Height on land with a Site gradient of 1:4 or steeper 8m	YES	The proposed development has a maximum wall height of 6.5m. The proposed development therefore is lower than the max requirement of 9m.
4.1.2.2 Number of Storeys	YES	The proposed development does not exceed two storeys. The proposed development has a proposed height of 9.7m, it is acknowledged that the

<p>a) <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.</i></p>		<p>height exceeds the permissible height of 8.5 pertaining to the Site. A Clause 4.6 Variation has been provided at Appendix 3 to justify the non-compliance.</p>
<p>4.1.2.3 Roof Height</p> <p>a) <i>Pitched roof structures must be no higher than 2.5m above the actual wall height *</i></p> <p>b) <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>c) <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>	<p>YES</p>	<p>The pitched roof has a maximum height of 8.5m. The proposed wall height is 6.5m therefore, the pitched roof structure is only 2m greater than the wall structure and thus compliant.</p> <p>The pitched roof proposed as a part of this development has a roof pitch of 25 degrees. Therefore, is compliant with the maximum roof pitch outlined in 4.1.2.3 (c).</p>
<p>4.1.4.1 Street Front Setbacks</p> <p>a) <i>Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.</i></p>	<p>YES</p>	<p>The proposed front setback achieves the minimum requirement and is consistent with the existing front setbacks of the surrounding residential properties.</p>
<p>b) <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</i></p>	<p>YES</p>	<p>The proposed development has a front setback of 7.5m. The proposed setback reflects the established front building line to surrounding properties.</p>

<i>streetscape</i>		
<i>c) Where the streetscape character is predominantly single storey building at the street <u>frontage</u>, the street setback is to be increased for any proposed upper floor level.</i>	N/A	The existing streetscape character ranges from one-storey and two-storey dwellings. The Seaforth area does not have one predominate character.
<i>d) 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>	N/A	The proposed development does not consist of projections into the front setback.
4.1.4.2 Side Setbacks and Secondary street frontages	YES	The proposed development has a wall height of approximately 6.5m. Therefore, one third of this wall height equates to 1.8m. The proposed development has a side setback of 5m as such remaining consistent with this Clause.
<i>a) 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>		
<i>b) 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>	YES	The proposed development will not result in projections within the side setback.
<i>c) All new windows from habitable dwellings of dwellings that face the side boundary are to be setback at least 3m from side boundaries;</i>	YES	The proposed development has a minimum side setback of 3.6m. Therefore, the proposed built form will be appropriately setback from the adjoining dwelling to the east.
<i>d) 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>	YES	The proposed development is located on a corner allotment, with a primary street frontage to Grandview Grove and a secondary street frontage to Munoorra Street. The required setback for the proposed secondary street frontage is 3m. The proposed development has been appropriately setback from Munoorra Street with a varying setback of 4.4-4.8m.

e) <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.</i>	YES	The proposed development has been generously setback from the side boundary with a setback of over 5m to allow for property maintenance, planting and sufficient separation from neighboring properties.
f) <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>	YES	The proposed development is appropriately setback from Munoor Street, with the provision of a varying setback of 4.4-4.8m. Further to this the side fencing has also been setback by approximately 9m from the path that is set along Munoor Street.
4.1.4.4 Rear Setbacks	YES	The Proposed development has a rear setback of 8m demonstrated in the civil plans attached at Appendix 7 . The setback is therefore considered compliant with this Clause.
a) <i>The distance between any part of a building and the rear boundary must not be less than 8m.</i>		
b) <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.</i>	YES	The proposed development has a variety of landscaping to the rear of the property. The landscaping consists of turfing, shrubs and feature plants in front of the proposed retaining wall to the rear of the property.
c) <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>	YES	The proposed development is located in a downwards direction on the Site. Visual privacy has been considered as apart of this application, this is provided through dense landscaping along common boundaries to public spaces and future proposed developments
d) <i>Rear setbacks must relate to the prevailing pattern of setbacks in the immediate vicinity to minimise overshadowing, visual privacy and view loss.</i>	YES	The proposed development has a rear setback

<p>4.1.5.1 Minimum Residential Total Open Space Requirements</p> <p>The Site is subject to OS3 requirements pursuant to Figure 34 of the DCP.</p> <p>Total open space – 55% of the site area</p> <p>Landscaped area – at least 35% of open space</p>	YES	The proposed development has a generous amount of open space consisting of 71.5% of the Site, of this open space landscaping consists of 56.3% of the total Site and is therefore consistent with this Clause.
<p>4.1.5.2 Landscaped Area</p> <p>Minimum number of native trees on site = 3</p>	YES	The development has provided for 3 native Australian trees known as Cupaniopsis anacardioides (Tuckaroo). The location of the trees are along the front and rear boundaries this is further illustrated in the Landscape drawings attached at Appendix 6 .
<p>4.1.5.3 Private Open Space</p> <p><i>i) Minimum area of principal private open space for a dwelling house is 18sqm; and</i></p>	YES	The proposed development has an private open space area to the rear of the Site this alfresco area consists of 45.52m ² and is therefore compliant with this Clause.
<p>4.1.6.1 Parking Design and the Location of Garages, Carports or Hardstand Areas</p> <p><i>a) The design and location of all garages, carports or hardstand areas must minimise their visual impact on the streetscape and neighbouring properties and maintain the desired character of the locality</i></p>	YES	The proposed garage will be located within the front setback at Grandview Grove. The garage has been designed to integrate with the proposed built form and consider the existing streetscape ensuring no visual impacts on the surrounding context.
<p><i>b) Garage and carport structures forward of the building line must be designed and sited so as not to dominate the street <u>frontage</u>. In particular:</i></p> <p><i>i) garages and carports adjacent to the front property boundary may not be</i></p>	N/A	The proposed garage is not located forward of the building line and has been integrated with the proposed building form.

<p><i>permitted if there is a reasonably alternative onsite location;</i></p> <p><i>ii) carports must be open on both sides and at the front; and</i></p>		
<p><i>c) the maximum width of any garage, carport or hardstand area is not to exceed a width equal to 50 percent of the frontage, up to a maximum width of 6.2m</i></p>	YES	The Site has a frontage of 14m therefore 50% of the frontage would equate to 7m. The proposed garage has a width of 5.9m and is therefore compliant with this clause.
<p>4.1.6.4 Vehicular access</p> <p><i>a) All vehicles should enter and leave the site in a forward direction.</i></p>	YES	The proposed driveway has a width of 3m which will allow for a vehicle to enter and exit the site in a forward direction.
<p><i>b) Vehicular access and parking for buildings with more than 1 dwelling is to be consolidated within one location, unless an alternative layout/design would better reflect the streetscape or the building form.</i></p>	N/A	The proposal only consists of one dwelling to be developed as a part of this application. Any future development on proposed Lot 235B will be subject to future development application.
<p><i>c) Vision of vehicles entering and leaving the site must not be impaired by structures or landscaping.</i></p>	YES	The proposed development will not obstruct the vision of vehicles entering or exiting the Site. No structures or landscaping have been proposed that may impair drivers vision of any sort.
<p><i>d) Particular attention should be given to separating pedestrian entries and vehicular crossings for safety.</i></p>	YES	A separate pedestrian entry has been proposed to the west of the driveway ensuring safety of any future pedestrians to the Site.
<p><i>e) Vehicular access will not be permitted from pedestrianised areas in Manly Town Centre.</i></p>	N/A	The proposed development is not located within the Manly Town Centre.
<p><i>f) In relation to the development of 15-17 Suwarrow Street and 28-34 Balgowlah Road Fairlight, should vehicular access for future development be through L M Graham Reserve, a right of way will be required at the eastern most</i></p>	N/A	The proposed development is located at 50 Grandview Grove, Seaforth and not at the locations outlined in part (f) of this Clause.

<p><i>part of the site, being a 1 metre right of way required for lots 29 and 30 in Sec 5, DP 939916. The right of way should nominate Council or any person nominated by Council as the beneficiary as well as Lot 1 in DP1022202, the other lots of the site, lots 29, 30, 31 and 32 in Section 5 of DP 939916, known as 15-17 Suwarrow Street Fairlight.</i></p>		
<p>4.1.10.1 Exceptions to maximum height of fences</p> <p>a) <i>In relation to stepped fences or walls on sloping sites (see paragraph 4.1.8), the fence and/or wall height control may be averaged.</i></p>	N/A	The proposed development is not located on a sloping Site therefore, this clause does not apply.
<p>b) <i>In relation to open/ transparent fences, height may be increased up to 1.5m where at least 30 percent of the fence is open/ transparent for at least that part of the fence higher than 1m.</i></p>	YES	The proposed development will consist of a transparent masonry front fence along Grandview Grove. This fence is proposed to be 1.5m in height remaining compliant with this clause.
<p>c) <i>In relation to development along busy roads:</i></p> <p>i) <i>where a development will be subjected to significant street noise, Council may consider exceptions to the permitted fence height where the use of double glazing or thicker glazing for the residence is not available. The use of double glazing for windows in the development is the preferred means of noise reduction. See also paragraph 3.4.2.4 Acoustical Privacy.</i></p> <p>ii) <i>fences to the southern side of French's Forest Road, Seaforth may achieve a maximum height of 1.5m with 'solid' fencing.</i></p>	N/A	The proposed development is not located on a local road therefore it is considered that the development will not be subject to significant street noise.

4.4.5 Earthworks (Excavation and Filling) <i>a) Earthworks must be limited to that part of the site required to accommodate the building and its immediate surrounds to protect significant natural features of the site including vegetation and prominent rock outcrops.</i>	YES	The proposed earthworks are limited to that part of the site required to accommodate the future developments and its immediate surrounds to protect significant natural features of the site.
<i>b) Natural and undisturbed ground level must be maintained within 0.9m of side and rear boundaries.</i>	YES	<p>The proposed earthworks are limited to the part of the site required to accommodate the future developments and its immediate surrounds to protect significant natural features of the site.</p> <p>A natural and undisturbed ground level has been maintained within 0.9m of the side and rear boundaries, this has been identified in the Site Regrading Plan and Sections provided in Appendix 4.</p>
<i>c) On steeply sloping sites, pier and suspended slab or an equivalent non-invasive form of construction technique must be used to minimise earthworks and vegetation loss and retain natural features.</i>	YES	The proposed development is not situated on a steeply sloping site where piers and suspended slabs are required.
<i>d) Excavation under the canopy of any tree (including those on neighbouring properties) will only be permitted providing its long-term survival and stability is not jeopardised. Such excavation must be supported by an Arborist report.</i>	N/A	The proposed development will not require excavation under the canopy of a tree.
<i>e) Approved sediment, siltation and stormwater control devices must be in place (and maintained) prior to and during the carrying out of any earthworks and other works on the site.</i>	YES	As outlined in the accompanying Stormwater Management Plan, appropriate and approved sediment, siltation and stormwater control devices will be put in place prior to and during excavation (Appendix 7)
4.4.5.2 Excavation <i>a) Excavation is generally limited to 1m below natural ground level with the exception of</i>	YES	The proposed works will require a maximum of 1.5m excavation in the northern end the proposed lots. This is due to the site having a slight downward gradient from north to south, ranging from 73.6m to 67.2m. Therefore, to balance out the site a fill of 371m ³ is required in the south

<p><i>basement parking areas (which will be contained within the footprint of the building) and swimming pools;</i></p> <p>b) <i>A dilapidation survey report and geotechnical assessment may be required for excavation works exceeding 1m. Dilapidation survey reports are to include photographic survey of the physical condition of adjoining properties, both internally and externally, including walls ceilings, roof, structural members and other such items. Such records are to provide proper record in relation to the proposed development to particularly assist in any dispute over damage to adjoining proposed arising from the works. It is in the interests of applicants and adjoining landowners for it to be as full and as detailed as necessary commensurate with the nature of the proposed development.</i></p>		<p>to cater for the proposed development.</p> <p>A geotechnical report has been prepared by White Geotechnical Group and accompanies this application as Appendix 10.</p>
<p>4.4.5.3 Filling</p> <p>a) <i>Filling must not exceed 1m above natural ground level.</i></p> <p>b) <i>Only natural rock, gravels or sand material (not builder's waste or demolition materials), obtained from approved sources, must be used as filling.</i></p>	YES	<p>The proposed filling, located on the southern and northern end of the proposed lots shall not exceed 1m above ground level.</p> <p>The proposed development will only use approved sources as a form of filling. No builders waste or demolition will be used throughout this process.</p>
<p>4.4.5.4 Retaining walls</p> <p><i>Retaining walls within 1m of the front boundary must not exceed 1m above natural ground level.</i></p>	YES	<p>Proposed Lot 235A and 235B will be developed with a retaining wall to the rear of each lot. The proposed retaining walls will also form part of the side boundaries. The proposed retaining walls are to be 1m above ground level and will not exceed this height at any point.</p>
<p>4.4.8 Subdivision</p> <p>4.4.8.1 Access and Services</p> <p>a) <i>All subdivisions will provide adequate vehicular</i></p>	YES	<p>The proposed subdivision has proposed separate ingress and egress points to allotments 235A and 235B.</p> <p>The proposed vehicular access to 235A is located via Grandview Grove</p>

<p><i>access to a public road.</i></p> <p>b) <i>The provision of drainage, easements and servicing requirements must be considered and any resultant adverse impacts - environmental or otherwise are to be minimised or resolved in the design. In particular, sufficient details of stormwater management are to accompany DAs for subdivision.</i></p>		<p>and forms part of the proposed residential dwelling. The proposed vehicular access way at 235B is located via Munoorra Street, which will service any future proposed development for this lot.</p> <p>Pursuant to the civil designs attached at Appendix 7 drainage easements and stormwater designs are proposed to service the proposed development at Lot 235A.</p>
<p>4.4.8.2 Prevailing subdivision patter and natural features</p> <p>a) <i>New Subdivisions must complement the prevailing subdivision pattern respecting traditional street patterns; open space patterns and streetscape as well as both built and natural heritage. Any inconsistency in traditional patterns is to be minimised or resolved in the Statement of Environmental Effects accompanying the DA.</i></p>	YES	<p>The proposed subdivision will complement the prevailing subdivision pattern respecting traditional street patterns.</p>
<p>b) <i>New Subdivisions must have regard to existing vegetation, topography, views, scenic values and natural bushland and other natural features. Any resultant adverse impacts- environmental or otherwise are to be minimised or resolved in the design and addressed in the Statement of Environmental Effects accompanying the DA.</i></p>	YES	<p>The proposed subdivision will have regard to all existing natural features and scenic values of the site, through appropriate landscaping measures and ensuring natural features and views are obtained.</p>
<p>4.4.8.3 Energy Efficiency</p> <p>a) <i>The orientation and design of new allotments should maximise optimum solar access and provide for energy efficiency for future development under BASIX.</i></p>	YES	<p>A BASIX Commitments has been provided as a part of the proposed architectural plans at Appendix 4 which outlines compliance with all relevant BASIX commitments pertaining to residential developments.</p>