



16 Addison Road, Manly

**Demolition of existing dwelling house and construction
of a new dwelling house and site landscaping**

**Statement of Environmental Effects
For Northern Beaches Council**

**Prepared by Geoff Goodyer
August 2021**

Project No. 20-096

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1. Executive summary

- 1.1. The proposal is to demolish the existing dwelling house and construct a new dwelling house and site landscaping at 16 Addison Road, Manly.
- 1.2. The site is relatively steep and the proposed dwelling house has been skilfully designed to work with the topography, siting the main part of the dwelling on the relatively level portion of the site and then stepping down towards the foreshore area.
- 1.3. The dwelling house has been designed with consideration given to minimising the impacts it will have on its neighbours and to fit into the local area. The foreshore setback is consistent with its neighbours, with the building stepping away from the side boundaries towards the waterfront to open up views diagonally across the site for neighbouring dwellings.
- 1.4. Improving privacy has been a primary consideration in the design of the dwelling house and side-facing windows are minimised.
- 1.5. The dwelling house has been designed to be environmentally sustainable with excellent natural cross-ventilation and access to daylight minimising the need for artificial lighting and climate-control.
- 1.6. The proposal has been assessed under the relevant planning controls: *Manly Local Environmental Plan 2013* and *Manly Development Control Plan 2013* and relevant State Environmental Planning Policies. The proposal satisfies the aims and objectives and within those planning controls. In particular, the proposal has been designed to comply with the building height and floor space ratio development standards in MLEP 2013.
- 1.7. The proposal follows a process of pre-lodgement consultation with Council officers and the design has been amended to reflect the advice that was received.
- 1.8. The proposal will provide excellent amenity for the future residents of the dwelling whilst maintaining the neighbours' amenity and the character of the area. The building is of a high architectural standard and will improve the character of the area and enhance views to the site from Sydney Harbour. The proposal is considered to be suitable for approval on town planning grounds.

2. Introduction

- 2.1. This Statement of Environmental Effects has been prepared by Geoff Goodyer of Symons Goodyer Pty Limited. My professional details are included in Appendix A of this Statement of Environmental Effects.
- 2.2. I am a town planner with over 30 years' experience in local government and private practice. I am a Registered Planner accredited by the Planning Institute of Australia.
- 2.3. This Statement of Environmental Effects assesses the impacts of a proposal to demolish the existing dwelling house and construct a new dwelling house and site landscaping at 16 Addison Road, Manly, under section 4.15 of the *Environmental Planning and Assessment Act 1979*.
- 2.4. In the course of preparing this Statement of Environmental Effects I have:
- inspected the site and surrounding locality;
 - taken photographs of the site and surrounding locality; and
 - reviewed relevant environmental planning instruments and Council policies, in particular *Manly Local Environmental Plan 2013* and *Manly Development Control Plan 2013*.

3. Pre-lodgement consultation with Council

- 3.1. The applicant held a formal pre-lodgement meeting with Council's planners on 27 August 2020.
- 3.2. The feedback given at the meeting was generally supportive of the proposal but required design changes prior to submission to Council. Those changes have been made, in particular:
- The yoga studio has been deleted. A boatshed is now proposed in this location, which is permissible within the foreshore area.
 - Further articulation has been provided to the retaining wall and landscape screening is proposed to minimise the bulk of the structure when viewed from the harbour.
 - The development has been lowered by 300mm and additional articulation provided to minimise the extent and impact of breaches with regards to the wall height and side setback controls.
 - Excavation within the side setbacks has been minimised and, in particular, existing ground levels are retained on the western side of the dwelling through the incorporation of a series of steps and landings.

4. Description of proposal

4.1. The proposal is to demolish the existing dwelling house and construct a new dwelling house and site landscaping at 16 Addison Road, Manly.

4.2. The dwelling house provides the following accommodation:

Garden Floor (RL 4.95)

- Boatshed

Lower Ground Floor (RL 10.0)

- Garden room
- Bedroom 02
- Bedroom 03
- Bathroom
- Laundry
- Store
- Cellar
- Plant room
- Terrace

Ground Floor (RL 12.7)

- Sitting room
- Dining room
- Kitchen
- Pantry
- Laundry
- Terrace (2)
- Carport
- External storage shed

First Floor (RL 15.9)

- Master bedroom, with ensuite and robe
- Dressing room
- Bedroom 01
- Bedroom / Study
- Bathroom
- W.C.

4.3. Solar PV panels are proposed on the roof.

4.4. The building is designed in a contemporary style. Walls are finished in gyprock with feature stone walls. A flat roof is proposed.

4.5. Site landscaping is proposed around the building and within the foreshore setback area.

4.6. The proposal is shown on the following drawings:

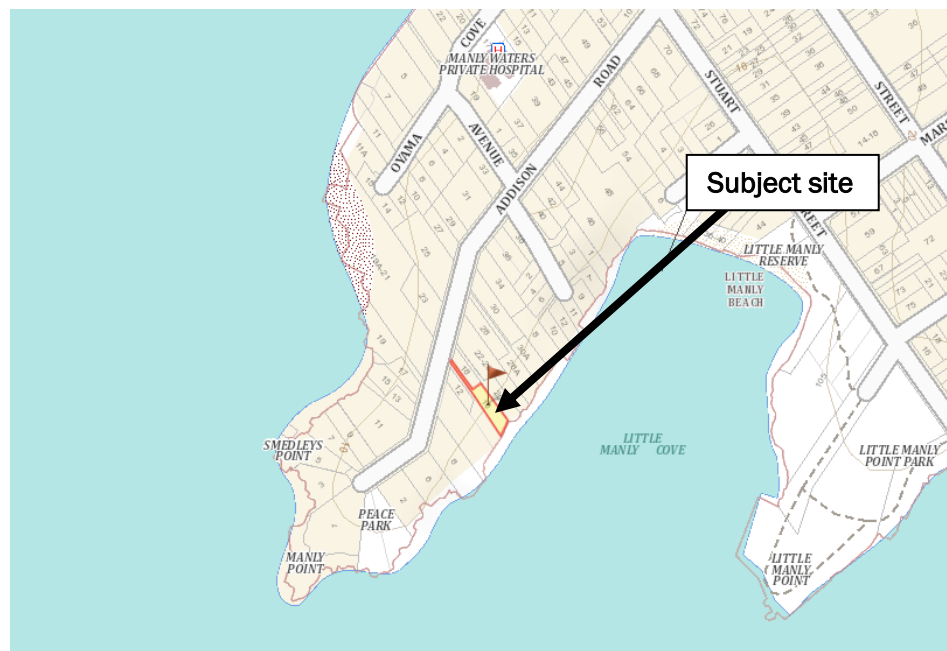
No.	Title	Drawn by
1.0	Cover sheet	Patterson Associates
1.1	Site survey	Patterson Associates
1.2	Locality and site analysis	Patterson Associates
1.3	Ground floor site plan	Patterson Associates
1.4	Lower floor plan	Patterson Associates
1.5	Ground floor plan	Patterson Associates
1.6	First floor plan	Patterson Associates
1.7	Roof plan	Patterson Associates
1.8	Boatshed plan	Patterson Associates
2.1	Elevations	Patterson Associates
2.2	Elevations	Patterson Associates
3.1	Sections	Patterson Associates
3.2	Sections	Patterson Associates
3.3	Setback building height	Patterson Associates
4.1	Materials palette	Patterson Associates
4.2	Shadow diagram plans 21 June	Patterson Associates
4.3	Shadow diagrams 3D 21 June 9.00 and 12.00	Patterson Associates
4.4	Shadow diagrams 3D 21 June 15.00	Patterson Associates
5.1	Material palette	Patterson Associates
LP01	Landscape plan - ground	Dangar Barin Smith
LP02	Landscape plan - ground	Dangar Barin Smith
LP03	Landscape plan - lower ground	Dangar Barin Smith
Sheet-1	Stormwater management plan	Taylor Consulting
Sheet-2	Erosion and sediment control plan	Taylor Consulting
Sheet-3	Driveway plan and critical sweep paths	Taylor Consulting
160320 Issue 4	Detail survey - Sheet 1 of 3	Veris Australia Pty Ltd
160320 Issue 4	Detail survey - Sheet 2 of 3	Veris Australia Pty Ltd
160320 Issue 4	Detail survey - Sheet 3 of 3	Veris Australia Pty Ltd

4.7. The proposal is accompanied by the following reports:

Title	Date	Prepared by
BASIX Certificate No. 1183912S_02	09.08.2021	Certified Energy 1
Biodiversity Development Assessment Report	04.07.2021	GIS Environmental Consultants
Geotechnical Assessment	16.04.2021	JK Geotechnics
NatHERS Certificate No. 0005776075-02	09.08.2021	Certified Energy
Statement of Environmental Effects	August 2021	Symons Goodyer
Waste Management Plan	09.06.2021	Sarah Joyce

5. Locality analysis

- 5.1. The subject site comprises Lot 2 DP 325220, known as No. 16 Addison Road, Manly. It is a battle-axe allotment located on the south-eastern side of Addison Road approximately 140m from its western termination. The site's location is shown on the following maps:



Map 1 - Location (source: sixmaps)



Map 2 - Aerial photograph (source: sixmaps)

- 5.2. The site is irregularly shaped.
- 5.3. The site area is 543.8m².

- 5.4. The site generally slopes from its street frontage down to the waterfront. In particular, there is an 8-10 metre fall from existing retained areas down to mean high water mark, a distance of approximately 7-10 metres.
- 5.5. The site is occupied by a 1-storey dwelling house of rendered brick construction with a tile roof. At the waterfront end of the house is a suspended balcony. There are stairs leading down to the waterfront. Below MHW is a harbour pool (DA 2019/0808 has been granted to replace the pool with a new pool in the same location).
- 5.6. Access to the site is via a shared driveway to Addison Road.
- 5.7. Adjoining the site are 2-storey and 3-storey buildings comprising dwelling houses (12, 18 and 20 Addison Road) and a dual occupancy (14/14A Addison Road) in landscaped settings. The locality is characterised by a variety of housing types including dwelling houses, dual occupancies, townhouses and apartment buildings in landscaped settings.
- 5.8. The following photographs show the site and surrounding area:



Photo 1:
The subject site, 16 Addison Road.



Photo 2:
The rear (waterside) façade of the dwelling house at 16 Addison Road, Manly.

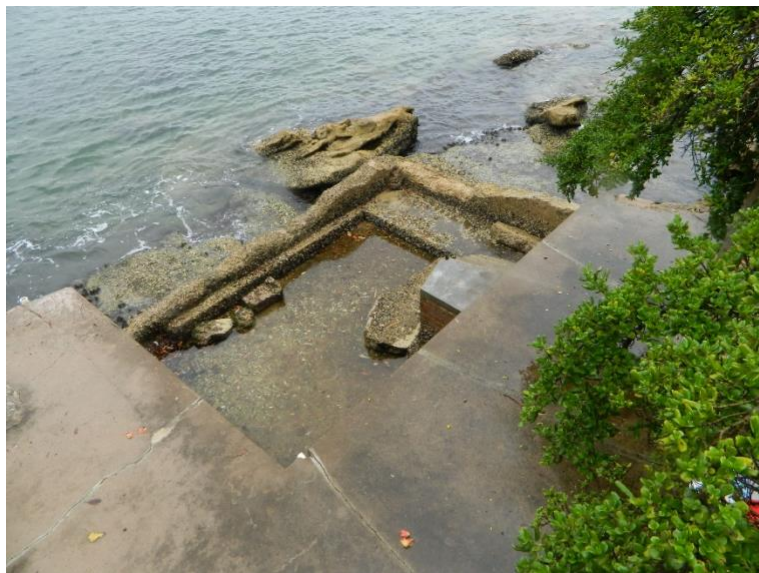


Photo 3:
The existing waterfront swimming pool at 16 Addison Road, Manly.



Photo 4:
The neighbouring dual occupancy,
14/14A Addison Road, Manly.



Photo 5:
Neighbouring development to the
north of the site, 18 Addison Road
and 22-26 Addison Road, Manly.



Photo 6:

Looking north from the subject site to neighbouring development at 20, 22-26 and 28A Addison Road, Manly.



Photo 7:

Looking from the subject site across Little Manly Cove.



Photo 8:
Vehicular access to the site from Addison Road.



Photo 9:
Existing development on the opposite side of Addison Road.

6. Manly LEP 2013

6.1. Aims of MLEP 2013

6.1.1. The proposal is considered to be consistent with the aims stated in clause 1.2 of MLEP 2013. In particular, the proposal maintains the diverse range of housing opportunities and choices in the locality, provides high quality landscaped areas, maintains the existing housing density on the site, protects the natural environment and satisfies standards for energy conservation and water management.

6.2. Zoning, permissibility, and zone objectives

6.2.1. The land is zoned E4 Environmental Living. Dwelling houses are permissible with consent in the zone. That part of the development that is within the foreshore area is permissible pursuant to clause 6.10(2)(a) for the reasons discussed in paragraph 6.7.10 below.

6.2.2. The proposal is considered to be consistent with the relevant objective of the zone because:

- The proposal is for low-impact residential development, with particular attention given to protecting the ecological and aesthetic values of the land as evidenced by the Biodiversity Development Assessment Report by GIS Environmental Consultants and by the high-quality architectural design of the building.
- The proposal does not affect existing tree canopies and it includes landscaping to enhance the natural scenic qualities of the foreshore.
- There is no loss of natural vegetation, bushland or geological features arising from the proposal, which provides a foreshore setback consistent with neighbouring development.
- Water quality is maintained through the hydraulic management shown in the drawings by Taylor Consulting.
- The height and bulk of the building is consistent with that which is envisaged by the planning controls and the design of the building follows an analysis of site conditions including vegetation, topography and surrounding land uses.

6.3. Compliance Table

	Maximum permitted	Proposed	Complies
Building height	8.5 metres	8.2 metres	Yes
Floor space ratio	0.6:1 (326.28m ²)	0.57:1 (310.6m ²)	Yes

6.4. Building height

- 6.4.1. The building fully complies with the building height control in clause 4.3(2) of MLEP 2013. The proposal has a building height of 8.2 metres, measured at the north-eastern corner of the roof over the master bedroom (RL18.6) to the ground level below (RL10.4).
- 6.4.2. The proposal satisfies the objectives of the building height control:
- ✓ The building height is consistent with neighbouring and nearby development which is predominantly 2-storeys and 3-storeys in height.
 - ✓ The scale is reasonable relative to neighbouring development and the building facades are modulated to break up building bulk.
 - ✓ Views to and from public and private spaces are maintained.
 - ✓ Reasonable solar access is maintained to all neighbouring properties and complies with the requirements of the MDCP 2013.

6.5. Floor space ratio

- 6.5.1. The building has a floor space ratio of 0.57:1, which complies comfortably with the maximum floor space ratio of 0.6:1 permitted under clause 4.4(2) of MLEP 2013.
- 6.5.2. The gross floor area of the proposal has been calculated as follows:

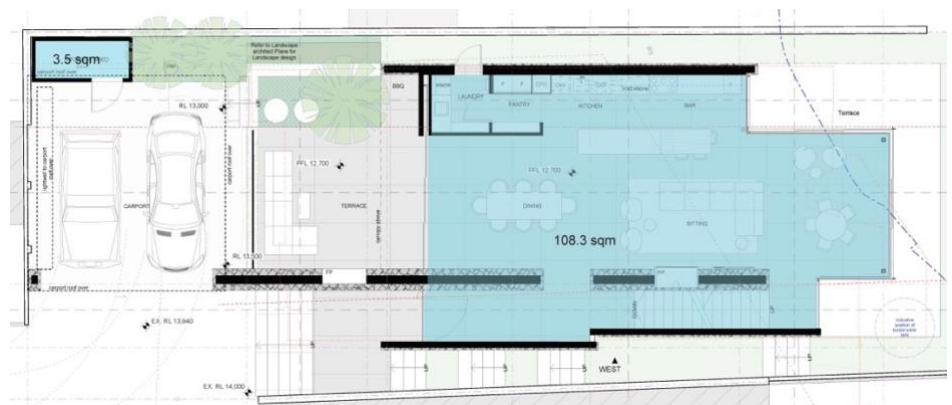
Boatshed:	21.7 m ²
Lower ground floor:	86.3 m ²
Ground floor:	111.8 m ²
First floor:	<u>90.8 m²</u>
TOTAL:	<u>310.6 m²</u>



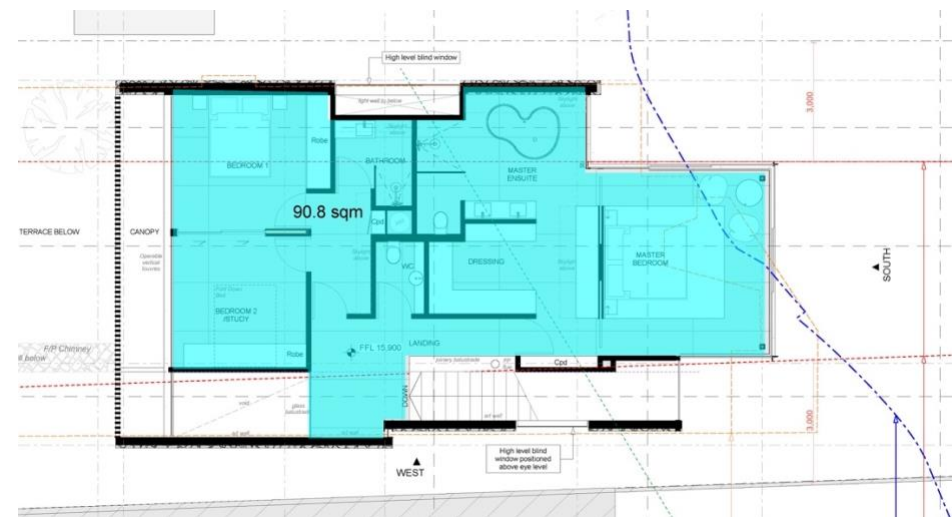
Gross floor area: Boatshed



Gross floor area: Lower ground floor



Gross floor area: Ground floor



Gross floor area: First floor

6.5.3. The proposal achieves the objectives of the floor space ratio control:

- ✓ The bulk and scale of the building is consistent with neighbouring and nearby development which is predominantly 2-storeys and 3-storeys in height.
- ✓ The proposal does not obscure any landscape or townscape features.
- ✓ The proposal maintains an appropriate relationship with the neighbouring 2-storey and 3-storey development.
- ✓ The proposal does not result in any adverse environmental impacts on adjoining land or the public domain.

6.6. Miscellaneous provisions

- 6.6.1. The site does not contain a heritage item and is not within a heritage conservation area (clause 5.10). The site is adjacent to a heritage item, being the harbour foreshore (Item I1). No works are proposed within the foreshore area and the proposal includes landscaping which will enhance the foreshore, complementing the heritage significance of the item.

6.7. Additional provisions

- 6.7.1. The site is not within an area identified on the Acid Sulphate Soils Map (clause 6.1).
- 6.7.2. Earthworks are proposed for footings and to provide for level floor platforms (clause 6.2). The proposal satisfies the matter for consideration in clause 6.2(3) of MLEP 2013:
- (a) Stormwater is controlled in accordance with the plans by Taylor Consulting to ensure that there is no adverse impact on drainage patterns.
 - (b) The proposal is consistent with the likely future use of the land for residential purposes.
 - (c) Excavated material will be clean.
 - (d) The proposal maintains high levels of amenity for adjoining properties.
 - (e) No fill is required. Excavated material will be re-used on site where possible or otherwise disposed of to a licensed facility.
 - (f) It is unlikely that any relics will be disturbed given the historical use of the land for residential purposes.
 - (g) Subject to standard erosion and sedimentation controls, hydraulic management and connection of the site to reticulated sewerage there will be no adverse impacts on the adjacent waterway or environmentally sensitive areas.
 - (h) The proposal includes measures to avoid and mitigate impacts including stormwater management and biodiversity controls.
- 6.7.3. The site is not a flood control lot. The site is not identified in the Manly To Seaforth Flood Study as being subject to flooding.

- 6.7.4. Stormwater will be disposed of in accordance with the details prepared by Taylor Consulting. The proposal does not increase demands on the stormwater disposal system. (clause 6.4).
- 6.7.5. The site is identified as affected on the Terrestrial Biodiversity Map (clauses 6.5, 6.6 and 6.7). A Biodiversity Development Assessment Report has been prepared by GIS Environmental Consultants.
- 6.7.6. The report assesses the potential biodiversity impacts arising from the proposal and recommends mitigating measures. Of note is a recommendation to retain an existing rock floater on the foreshore side of the property which has not been identified in the architectural or landscape plans. It would be appropriate for a condition of consent to be imposed specifying that the rock floater is to be retained.
- 6.7.7. The site is not identified as being at risk on the Landslide Risk Map (clause 6.8).
- 6.7.8. The site is located within a Foreshore Scenic Protection Area (clause 6.9). The building is architecturally designed to maintain the visual amenity when viewed from the foreshore areas. Solar access to the foreshore areas is maintained. The proposal will not result in any conflicts between land-based and water-based activities. The proposal satisfies the requirements of clause 6.9 of MLEP 2013.
- 6.7.9. The proposal is partly located within the foreshore area (clause 6.10). The plans clearly show the foreshore building line. The part of the dwelling house that is affected is the south-eastern corner, a triangle of building measuring approximately 2.1m x 2.5m over three levels. Part of the lower ground floor terrace, the boatshed and some of the proposed landscaping works are also located within the foreshore area.
- 6.7.10. The existing dwelling house is located partly within the foreshore area. The proposal represents the rebuilding, alteration and extension of the existing dwelling house. Boatsheds are permitted within the foreshore area. Consequently, the proposal is permissible with consent pursuant to clause 6.10(2)(a) of MLEP 2013.
- 6.7.11. Clause 10.6(3) requires Council to be satisfied of that:
- (a) *the development will contribute to achieving the objectives for the zone in which the land is located, and*
- Comment: The proposal will contribute to achieving the objectives of the E4 Environmental Living zone as discussed in clause 6.2.2 above.
- (b) *the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and*
- Comment: The proposed dwelling house is consistent with the surrounding urban development when viewed from the foreshore and

waterway. It has a built form and is provided with a landscaped setting to ensure compatibility.

(c) *the development will not cause environmental harm such as—*

(i) *pollution or siltation of the waterway, or*

Comment: The proposal includes an erosion and sedimentation control plan (Drawing Sheet-2 by Taylor Consulting) which, together with Council's standard conditions, ensures no siltation of the waterway. Connection to reticulated sewerage will prevent pollution.

(ii) *an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or*

Comment: The Biodiversity Development Assessment Report by GIS Environmental Consultants provides recommendations to ensure that the proposal does not result in adverse impacts on surrounding marine habitats and fauna and flora habitats. The dwelling house will not have an adverse impact on surrounding residential land uses

(iii) *an adverse effect on drainage patterns, and*

Comment: The stormwater management plans by Taylor Consulting ensure that there will not be an adverse impact on drainage patterns.

(d) *the development will not cause congestion or generate conflict between people using open space areas or the waterway, and*

Comment: The proposed dwelling house does not result in congestion or generate conflict with the use of the waterway.

(e) *opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and*

Comment: The site does not currently provide public foreshore access and the topography of the site and the surrounding subdivision and development pattern does not present any opportunities for public foreshore access.

(f) *any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and*

Comment: The proposal does not have an adverse impact on any of these values.

(g) *in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area, the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and*

Comment: The proposal has been architecturally designed to a high standard. Landscaping is proposed to further enhance the amenity and appearance of the development.

- (h) *sea level rise or change of flooding patterns as a result of climate change has been considered.*

Comment: The building is set sufficiently above high water mark (lowest floor level RL10.0) to ensure no risks from sea level rise or changes in flooding patterns as a result of climate change.

6.7.12. The site is connected to all essential services (clause 6.12).

7. Manly DCP 2013

7.1. Part 3 – General Principles of Development

Issue	Consistent with principle	Inconsistent with principle
Streetscape	✓	
Heritage	✓	
Landscaping	✓	
Sunlight access and overshadowing	✓	
Privacy and security	✓	
Maintenance of views	✓	
Sustainability	✓	

7.1.1. Streetscape

The proposal maintains the quality of the streetscape. The site is a battle-axe allotment and the building has no visibility on Addison Road.

7.1.2. Heritage

The site adjoins a heritage item, being the harbour foreshores (Item I1). No works are proposed on the heritage item and the proposed landscaping will enhance the setting of the heritage item.

7.1.3. Landscaping

The site is to be extensively landscaped in accordance with the design by Dangar Barin Smith.

No trees are to be removed.

7.1.4. Sunlight access and overshadowing

Shadow diagrams have been prepared that demonstrate that reasonable levels of solar access will be maintained to the neighbouring properties in accordance with the requirements of the MDCP 2013.

Part 3.4.1 of the MDCP 2013 contains two specific requirements with regards to solar access to neighbouring properties. The only affected property is 12A Addison Road, adjoining the subject site to the south.

Firstly, at least 2/3 of existing sunlight from 9am to 3pm midwinter is to be maintained to private open space (clause 3.4.1.1). The extent of overshadowing is shown on drawing 4.1. There is no loss of solar access at 9am and 3pm. At 12pm approximately 85% of existing sunlight is retained.

Secondly, more than 2 hours solar access is to be maintained to windows / glazed doors to living rooms (clause 3.4.1.2). The extent of overshadowing is shown on drawings 4.2 and 4.3. The diagrams show that all existing sunlight is maintained to the primary living rooms of 12A Addison Road throughout the day in midwinter.

In summary, the proposal retains solar access to all neighbouring properties in excess of the requirements of MDCP 2013.

7.1.5. Privacy and security

The proposal has been designed to maintain privacy between dwellings.

The building is oriented to the south to take advantage of views over Little Manly Cove, and away from neighbouring residential properties to the east and west.

The western façade includes a bedroom window at the Lower Ground Floor level; the boundary fence will maintain privacy to and from this room. At the First Floor level a window is proposed over the stair void to provide light into the building but the height of the window above the stairs prevents sight lines.

The eastern façade includes a bedroom window at the lower Ground Floor level; the boundary fence will maintain privacy to and from this room. At Ground Floor level a laundry door is proposed that has low levels of usage and is screened from the neighbour by the boundary fence. On the First Floor level a high window provides light to a lightwell void but there are no sight lines in or out of the window, so privacy is maintained.

The south-facing rooms on all three levels also have east-facing and west-facing glazing. These rooms are a garden room on the Lower Ground Floor, a living room on the Ground Floor, and a bedroom on the First Floor. The east-facing and west-facing windows are set back 3.0m from the side boundaries to ensure compliance with clause 4.1.4.2(c) of MDCP 2013. The windows are sited so as to be off-set from neighbouring windows, in accordance with clause 3.4.2.1(b) of MDCP 2013 which, together with the 3.0m setback, maintains reasonable levels of privacy between dwellings.

Security access is proposed. The site is a battle-axe allotment so casual surveillance of the street cannot be provided.

7.1.6. Maintenance of views

The following assessment of view sharing impacts has been carried out without obtaining access to neighbouring and nearby properties and is limited to that extent. From experience, when a development application is lodged with Council any further concerns regarding views are identified during the public notification period and are more appropriately assessed at that time.

The assessment of view impacts has been carried out in accordance with the view sharing principles established by the Land and Environment Court (*Tenacity Consulting v Warringah Council* [2004] NSWLEC 140) and adopted in the Manly DCP 2013. A four-step process is required.

Step 1: Assess the value of the views to be affected.

The proposal has been designed to provide a setback to the waterfront that is consistent with its neighbours and with the existing building on the site.

Views across the site from the side boundaries have been taken into specific consideration and the built form modulated to retain views. The south-eastern and south-western corners of the building have been set back from the side boundaries by 3.0m to retain cross views, as shown in the following diagram:



Diagram 1: View lines retained across the site

In this regard, the existing views enjoyed by the neighbouring properties to the east and west are unaffected.

Views are also obtained over the top of the property from premises to the rear (north) of the site down the eastern side of the site. In this regard the proposal retains the existing side boundary setback to the eastern boundary so that, to the extent that views are currently available down that view corridor, those views are retained.

In summary, this analysis of the proposal has not identified any views that will be affected.

Step 2: Consider from what parts of the property the views are obtained?

As stated above, this analysis has not identified any views that are affected. To the extent that views may be affected from the adjoining properties to the east and west of the site, those views would be across side boundaries and some may be from sitting positions. The Tenacity principle states that *“the expectation to retain side views and sitting views is often unrealistic”*.

Step 3: Assess the extent of the impact.

As stated above, this analysis has not identified any views that are affected by the proposal and consequently no impact has been identified.

Furthermore, in considering the impact of the proposal consideration needs to be given to the extent to which views are retained. In this regard neighbouring properties will retain views of Little Manly Cove, Little Manly Beach, Little Manly Point and Spring Cove, as shown in the following photographs:



Photo 10: Views retained of Little Manly Cove, Little Manly Point and Spring Cove.



Photo 11: Views retained of Little Manly Cove and Little Manly Beach.

Step 4: Assess the reasonableness of the proposal that is causing the impact.

To the extent that there is any impact on views it is from a proposal that complies with the relevant controls, particularly the development standards in MLEP 2013, ie: building height and floor space ratio. The proposal involves a reduction in the amount of the foreshore area that is occupied by the dwelling house when compared to the existing situation. The proposal has been skilfully designed to maintain views, with the south-eastern and south-western corners of the building being sculpted to enhance cross views.

In summary, it is therefore considered that reasonable view sharing is maintained.

7.1.7. Sustainability

A BASIX Certificate has been provided demonstrating that the proposal achieves the energy and water saving goals established by the State Government. Natural cross-ventilation is provided which will reduce reliance on air conditioning and the living areas have good access to daylight.

7.2. Part 4 – Development Controls

Control	Required / Permitted	Proposed	Complies?
Residential density – Area D3 *	1 dwelling per 250 m ²	1 dwelling per 468m ²	YES
Wall height	- East 7.5m - West 7.15m	- East 6.4m - 8.2m - West 6.1m - 7.6m	Partly Partly
Number of storeys	2	2 - 3	Partly
Roof allowance	2.5m over wall height	Nil	YES
Front Setback	Not applicable (battle-axe allotment)	Not applicable	YES
Side setback	- East: 2.23m - 2.83m - West: 2.13m - 2.63m	- East: 0.904m – 3.0m - West: 1.227m – 3.0m	Partly Partly
Side setback of windows to habitable rooms	- East: 3.0m - West: 3.0m	- East: 1.0m - 3.0m - South: 3.0m	Partly YES
Rear setback	Not applicable	Not applicable	YES
Open Space (OS3) *			
- Total	55% site area (257.4m ²)	55.3% site area (258.9m ²)	YES
- Soft	35% of total open space (90.3m ²)	49.1% of total open space (127.2m ²)	YES
Number of endemic trees	3	More than 3	YES
Private open space	18 m ²	> 18 m ²	YES
Car parking	2 spaces	2 spaces	YES
Cut and fill	1.0m maximum	> 1.0m	NO

* Site area exclusive of access handle

7.2.1. Wall height

The proposal partly complies with the wall height control. The calculation of wall height is shown on the following diagrams:

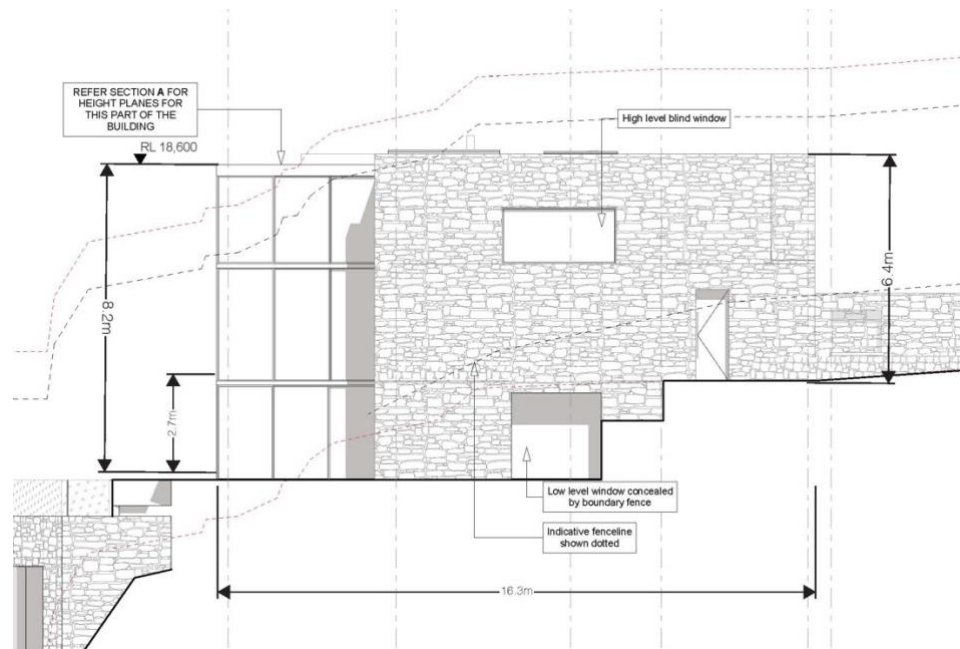


Diagram 2: Wall height calculation – east elevation

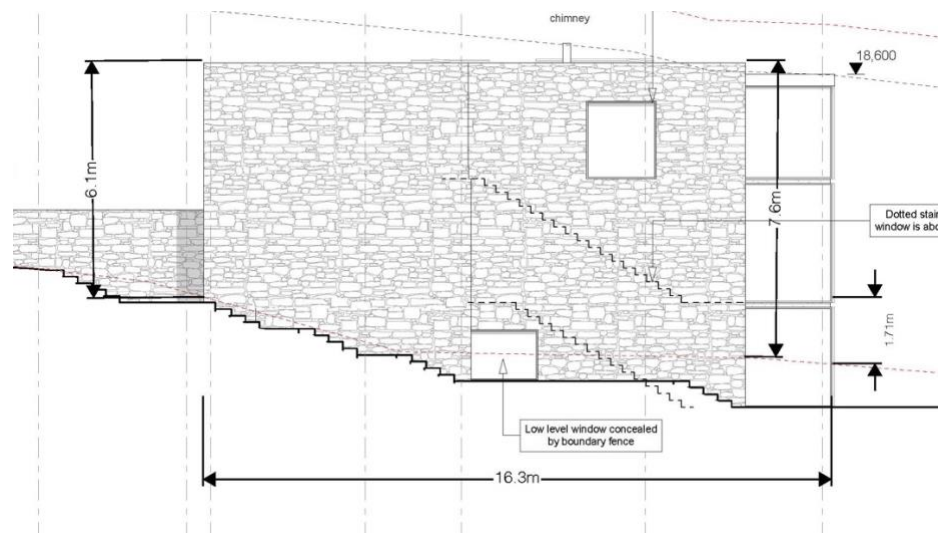


Diagram 3: Wall height calculation – west elevation.

The proposal only partly complies with the wall height control. The non-compliances occur at the southern end of the building and are as a result of the steep slope of the land. The extent of the non-compliance is shown in the following diagrams:



Diagram 4: Wall height compliance – south-east view.



Diagram 5: Wall height compliance – south-west view.

Whilst the building exceeds the wall height control it is noted that the proposal has not utilised any roof allowance, not even for a parapet. By not using any of the roof allowance the building has a lesser bulk and scale than comparable buildings with a lesser wall height but with a bulky roof form.

MDCP 2013 does not provide objectives for the wall height control but states that “LEP objectives for the Height of Buildings at clause 4.3 are particularly applicable to controls at paragraph 4.1.2 of this DCP”. The proposal satisfies the objectives for clause 4.3 of MLEP 2013, as follows:

- (a) *to provide for building heights and roof forms that are consistent with the topographic landscape, prevailing building height and desired future streetscape character in the locality,*

Comment: The proposal is completely consistent with the prevailing building heights in the area. In particular, the proposed maximum roof level (RL18.90) is lower than the existing roof ridge (RL19.24), although it must be acknowledged that the difference is small. Furthermore, the proposal sits comfortably between the neighbouring buildings, with the neighbour to the east having a roof ridge level of RL18.6 (ie: 300mm below the proposal) and the neighbour to the west having a roof ridge level of RL21.43 (ie: 2.53m above the proposal).

The site is a battle-axe allotment and consequently the proposal has no impact on the streetscape.

The area is not characterised by any particular built form and comprises an eclectic mix of styles and periods of development. The proposal, which has a contemporary design, is consistent with other development in the area, particularly more recent developments.

In summary, the proposal satisfies this objective.

- (b) *to control the bulk and scale of buildings,*

Comment: The proposal complies comfortably with the floor space ratio control, which is often seen to be a proxy indicator of the bulk and scale of a building.

The southern portion of the building comprises a lightweight structure with a predominantly glazed finish that minimises its bulk and scale.

The building is very well proportioned and the facades are cleverly and carefully articulated with a variety of setbacks, penetrations and finished surface materials.

Together these elements ensure that the building has a bulk and scale that is consistent with the surrounding area and with that which is anticipated by the suite of planning controls.

In summary, the proposal satisfies this objective.

- (c) *to minimise disruption to the following—*

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

Comment: The building is architecturally designed and will enhance views from the waterway to the foreshore.

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

Comment: As discussed above, the proposal has been designed to maintain existing private views.

- (iii) *views between public spaces (including the harbour and foreshores),*

Comment: The proposal has no impact on views between public spaces.

- (d) *to provide solar access to public and private open spaces and maintain adequate sunlight access to private open spaces and to habitable rooms of adjacent dwellings,*

Comment: As discussed above, the proposal has been designed to ensure that neighbouring and nearby properties retain reasonable levels of solar access in accordance with the controls in the MDCP 2013.

- (e) *to ensure the height and bulk of any proposed building or structure in a recreation or environmental protection zone has regard to existing vegetation and topography and any other aspect that might conflict with bushland and surrounding land uses.*

Comment: The site is not within a recreation zone. The proposal pays particular regard to vegetation and re-landscaping of the site forms part of the proposal. The building is set back from the foreshore in recognition of the topographical constraints of the site.

7.2.2. Number of storeys

The proposal is for a building that is partly 3-storeys in height. Notwithstanding this, the area is characterised by numerous 3-storey buildings and the proposal is consistent with the character of the area.

7.2.3. Side boundary setbacks

The proposal partly complies with the side boundary setback requirements in the MDCP 2013. The areas of non-compliance occur in the central part of the building.

The southern portion of the building provides side setbacks of 3.0m to both the eastern and western boundaries. It is considered that this is the most sensitive part of the building for a number of reasons. Firstly, it is the part of the building closest to the waterway and therefore the most important in terms of the scenic values of the area. Secondly, the southern portion is the steepest portion of the site and so the bulk and scale is more readily perceived and the impacts exacerbated. Thirdly, views across the side

boundaries of the site from neighbouring properties to the waterway are across the southern portion of the site.

For all these reasons, the proposal has been designed to maintain the amenity of the area by providing setbacks of the southern portion of the building that exceed those which are required by the MDCP 2013.

The areas of non-compliance with the side setback control have relatively little impact when compared to the southern portion of the site. They are in the central portion of the site and do not impact views across the side boundaries.

The proposal satisfies the relevant aims of the side boundary setback controls as stated in the MDCP 2013, as follows:

Objective 1) To maintain and enhance the existing streetscape including the desired spatial proportions of the street, the street edge and the landscape character of the street.

Comment: The site is a battle-axe allotment and so the proposal has no impact on the streetscape.

Objective 2) To ensure and enhance local amenity by:

- *providing privacy;*

Comment: The proposal provides excellent privacy through the careful and skilful design, with windows facing side boundaries being provided with generous setbacks of 3.0m or sight lines being otherwise prevented by side boundary fences or the use of highlight windows.

- *providing equitable access to light, sunshine and air movement; and*

Comment: The proposal has been designed to ensure that neighbouring properties retain reasonable levels of solar access. The discussion at paragraph 7.1.4 above demonstrates full compliance with the requirements of the MDCP 2013 for solar access.

- *facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.*

Comment: As discussed above at paragraph 7.1.6, the proposal has minimal impact on views.

- *defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; and*

Comment: The site is a battle-axe allotment so the proposal has no impact on the streetscape. The proposal provides side setbacks that maintain the rhythm of buildings fronting the waterway in this locality.

- *facilitating safe and adequate traffic conditions including levels of visibility around corner lots at the street intersection.*

Comment: The site is a battle-axe allotment and the proposal has no impact on visibility around corners, etc.

In summary, the proposal has been designed with side setbacks that are considered to be suitable and appropriate and that satisfy the objectives of the control.

7.2.4. Open space

Part 4.1.5.1 of the MDCP 2013 requires 55% of the site to be provided as open space with 35% of that to be landscaped area. The minimum dimension for open space is 3m in any direction with a minimum area of 12m².

The proposal complies with these controls (noting that the calculations have been based on the site area exclusive of the access handle, ie: 468m²), with 55.3% (258.9m²) total open space of which 49.1% (127.2m²) is landscaped area. The following diagrams show the areas included in the calculations:



Diagram 6: Total open space and landscaped area, front.



Diagram 7: Total open space and landscaped area: rear.

The proposed treatment of the open space has been designed by a landscape architect to complement the dwelling house, provide privacy between the site and its neighbours, provide for usable areas of private open space, and soften the appearance of the building when viewed from the harbour.

7.2.5. Development on sloping sites

The majority of the site is located partly within the G4 Area and partly within the G2 Area as shown on the Potential Geotechnical Landslip Hazard Areas Map so the provision of Part 4.1.8 of the MDCP 2013 apply.

A Geotechnical Assessment Report has been prepared by JK Geotechnics which relevantly concludes:

“We consider that our risk analysis has shown that the site and existing and proposed development can achieve the “Acceptable Risk Management” criteria provided that the recommendations given in Section 5 below are adopted. These recommendations form an integral part of the Landslide Risk Management Process.”

It would be appropriate for the recommendations of the Geotechnical Assessment Report to be included as a condition of development consent.

8. State Environmental Planning Policies and Regional Environmental Plans

8.1. SEPP No. 55 - Remediation of Land and draft SEPP

- 8.1.1. Clause 7 of SEPP 55 requires Council to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land.
- 8.1.2. The site has been used for residential purposes for approximately 80 years prior to which it was probably vacant.
- 8.1.3. The historical uses of the site are not listed in Table 1 to the Planning Guidelines under SEPP 55 as being activities likely to cause contamination. It is considered unlikely that the site has experienced any contamination, and no further assessment is considered necessary.

8.2. SEPP (Infrastructure) 2007

- 8.2.1. Clause 45 of SEPP Infrastructure requires the Consent Authority to notify the electricity supply authority of any development application (or an application for modification of consent) for any development proposal:
 - within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists),
 - immediately adjacent to an electricity substation,
 - within 5m of an overhead power line
 - that includes installation of a swimming pool any part of which is within 30m of a structure supporting an overhead electricity transmission line and/or within 5m of an overhead electricity power line
- 8.2.2. It is understood that the proposal will be referred to the electricity supply authority in accordance with Council's usual practice.

8.3. SEPP (Building Sustainability Index) 2004

- 8.3.1. Under clauses 8 and 9 of SEPP BASIX, other planning instruments and DCP's do not apply to BASIX commitments.
- 8.3.2. A BASIX Certificate accompanies the proposal.

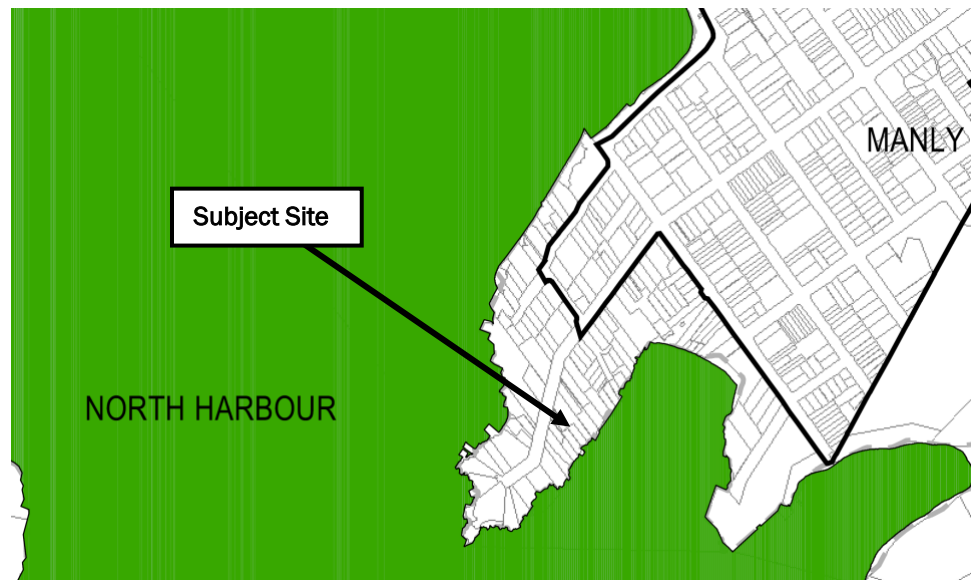
8.4. SEPP (Vegetation in Non-Rural Areas) 2017

- 8.4.1. Under clause 10 of SEPP (Vegetation in Non-Rural Areas) 2017, Council may issue a permit to clear vegetation in any non-rural area of the State. The proposal does not involve the removal of any trees.

8.5. SREP (Sydney Harbour Catchment) 2005 – deemed SEPP

- 8.5.1. SREP (Sydney Harbour Catchment) 2005 applies to all land within the Sydney Harbour Catchment. However, the matters for consideration in

relation to development applications apply only to land within the Foreshores and Waterways Area. The following extract from the Zoning Map shows that the subject site is affected by the provisions of SREP (Sydney Harbour Catchment) 2005.



Map 1 - SREP (Sydney Harbour Catchment) 2005 Zoning Map (Sheet 16). The site is within the boundary of the Foreshore Area which is indicated by the black line.

8.5.2. Part 3 - Foreshores and Waterways Area

Division 1 - Development Control

The land is unzoned under SREP (Sydney Harbour Catchment) 2005 and is adjacent to land zoned *W2 Environment Protection* under the SREP. The proposal is considered to be consistent with the objectives of the zone in that:

- a) The proposal will have no impact on the natural and cultural values of the waterway subject to appropriate and standard erosion, sedimentation and pollution management and controls.
- b) Subject to compliance with the recommendations of the consultant reports accompanying the application there will be no long-term detrimental impacts on the waterway or adjoining foreshores.
- c) The proposal does not present opportunities for enhancing or rehabilitating the waterway or foreshore.
- d) The proposal is consistent with the long-term management of the waterway and foreshore.

Division 2 - Matters for Consideration

These considerations are summarised in the following Table:

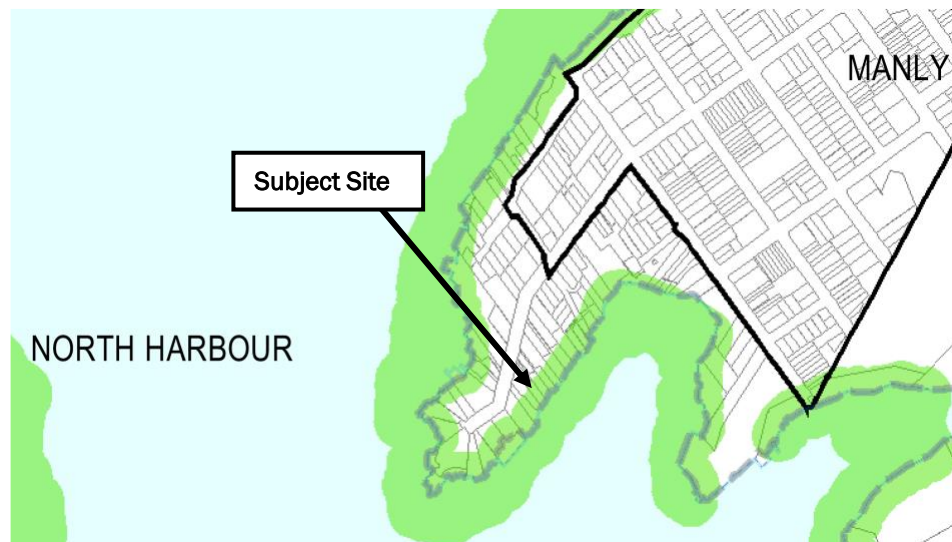
Biodiversity, ecology and environment protection	
(a) development should have a neutral or beneficial effect on the quality of water entering the waterways	No impact, subject to conditions regarding erosion and siltation during construction.
(b) development should protect and enhance terrestrial and aquatic species, populations and ecological communities and, in particular, should avoid physical damage and shading of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities)	No impact, subject to compliance with the Biodiversity Development Assessment Report by GIS Environmental Consultants.
(c) development should promote ecological connectivity between neighbouring areas of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities)	No impact.
(d) development should avoid indirect impacts on aquatic vegetation (such as changes to flow, current and wave action and changes to water quality) as a result of increased access	No impact.
(e) development should protect and reinstate natural intertidal foreshore areas, natural landforms and native vegetation	The proposal will retain the existing intertidal area which is not a natural area.
(f) development should retain, rehabilitate and restore riparian land	No impact.
(g) development on land adjoining wetlands should maintain and enhance the ecological integrity of the wetlands and, where possible, should provide a vegetative buffer to protect the wetlands	No impact, subject to conditions regarding erosion and siltation during construction.
(h) the cumulative environmental impact of development	
(i) whether sediments in the waterway adjacent to the development are contaminated, and what means will minimise their disturbance	
Public access to, and use of, foreshores and waterways	
(a) development should maintain and improve public access to and along the foreshore, without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation	There is no opportunity to provide public access along the foreshore due to existing landforms and ownerships of riparian land to the north and south of the site.
(b) development should maintain and improve public access to and from the waterways for recreational purposes (such as swimming, fishing and boating), without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation	No impact.
(c) if foreshore land made available for public access is not in public ownership, development should provide appropriate tenure and management mechanisms to safeguard public access to, and public use of, that land	Not relevant.

(d) the undesirability of boardwalks as a means of access across or along land below the mean high water mark if adequate alternative public access can otherwise be provided	Not relevant.
(e) the need to minimise disturbance of contaminated sediments	No impact.
Maintenance of a working harbour	
(a) foreshore sites should be retained so as to preserve the character and functions of a working harbour, in relation to both current and future demand	Not relevant.
(b) consideration should be given to integrating facilities for maritime activities in any development	Not relevant.
(c) in the case of development on land that adjoins land used for industrial and commercial maritime purposes, development should be compatible with the use of the adjoining land for those purposes	Not relevant.
(d) in the case of development for industrial and commercial maritime purposes, development should provide and maintain public access to and along the foreshore where such access does not interfere with the use of the land for those purposes	Not relevant.
Interrelationship of waterway and foreshore uses	
(a) development should promote equitable use of the waterway, including use by passive recreation craft	No impact.
(b) development on foreshore land should minimise any adverse impact on the use of the waterway, including the use of the waterway for commercial and recreational uses	No impact.
(c) development on foreshore land should minimise excessive congestion of traffic in the waterways or along the foreshore	No impact.
(d) water-dependent land uses should have priority over other uses	Not relevant.
(e) development should avoid conflict between the various uses in the waterways and along the foreshores	Not relevant.
Foreshore and waterways scenic quality	
(a) the scale, form, design and siting of any building should be based on an analysis of: (i) the land on which it is to be erected, and (ii) the adjoining land, and (iii) the likely future character of the locality	Proposal is consistent with the existing building bulk and scale and character of the locality.
(b) development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries	Minimal impact.
(c) the cumulative impact of water-based development should not detract from the character of the waterways and adjoining foreshores	Not relevant.
Maintenance, protection and enhancement of views	
(a) development should maintain, protect and enhance views (including night views) to and from Sydney Harbour	The proposal will improve views from the harbour.

(b) development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items	The proposal will improve views from the harbour.
(c) the cumulative impact of development on views should be minimised	No impact.
Boat storage facilities	
(a) development should increase the number of public boat storage facilities and encourage the use of such facilities	Not relevant.
(b) development should avoid the proliferation of boat sheds and other related buildings and structures below the mean high water mark	Not relevant.
(c) development should provide for the shared use of private boat storage facilities	Not relevant.
(d) development should avoid the proliferation of private boat storage facilities in and over the waterways by ensuring that all such facilities satisfy a demonstrated demand	Not relevant.
(e) boat storage facilities should be as visually unobtrusive as possible	Not relevant.
(f) in the case of permanent boat storage, the safety and utility of the development should not be adversely affected by the wave environment, and the development should avoid adverse impacts on safe navigation and single moorings	Not relevant.

8.5.3. Part 6 - Wetlands Protection

The site is within proximity to wetlands protection areas identified on the Wetland Protection Area Map:



Map 2 - SREP (Sydney Harbour Catchment) 2005 Wetlands Protection Area Map (Sheet 12). The wetlands protection areas are shown in green.

The proposed development is considered to be consistent with the objectives of this designation at Clause 61 of the SREP in that it will not impact on the health, viability, natural ecological functions or scenic quality

of wetlands. Appropriate management during construction will ensure no impact in terms of erosion or siltation.

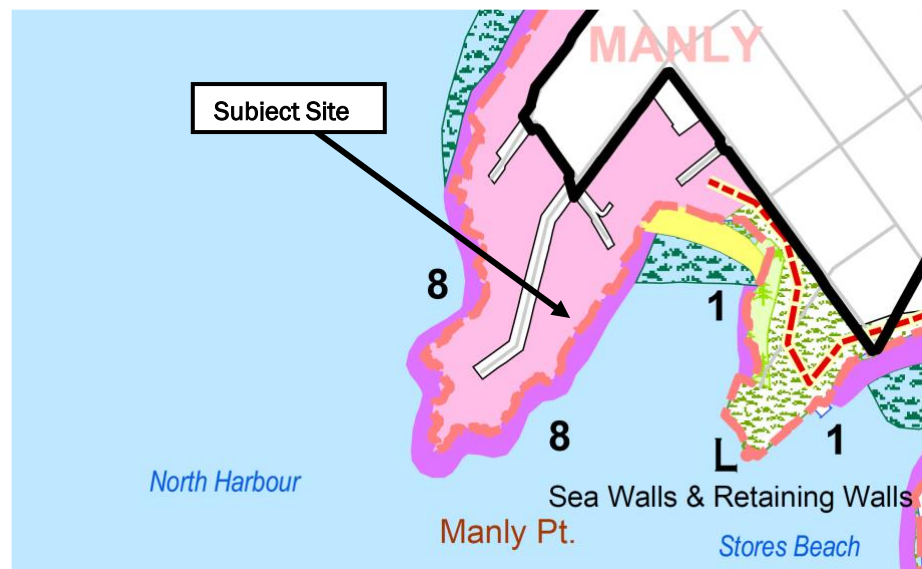
The matters for consideration under Clause 63 of the SREP are summarised in the following table:

Matter for consideration	Response
(a) the development should have a neutral or beneficial effect on the quality of water entering the waterways,	No impact, subject to conditions regarding erosion and siltation during construction and the implementation of the recommendations of the Biodiversity Development Assessment Report by GIS Environmental Consultants.
(b) the environmental effects of the development, including effects on: (i) the growth of native plant communities, (ii) the survival of native wildlife populations, (iii) the provision and quality of habitats for both indigenous and migratory species, (iv) the surface and groundwater characteristics of the site on which the development is proposed to be carried out and of the surrounding areas, including salinity and water quality and whether the wetland ecosystems are groundwater dependent,	
(c) whether adequate safeguards and rehabilitation measures have been, or will be, made to protect the environment,	
(d) whether carrying out the development would be consistent with the principles set out in <i>The NSW Wetlands Management Policy</i> (as published in March 1996 by the then Department of Land and Water Conservation),	
(e) whether the development adequately preserves and enhances local native vegetation,	
	Exotic trees are to be removed. Proposed landscaping is native species.

Matter for consideration	Response
(f) whether the development application adequately demonstrates: (i) how the direct and indirect impacts of the development will preserve and enhance wetlands, and (ii) how the development will preserve and enhance the continuity and integrity of the wetlands, and (iii) how soil erosion and siltation will be minimised both while the development is being carried out and after it is completed, and (iv) how appropriate on-site measures are to be implemented to ensure that the intertidal zone is kept free from pollutants arising from the development, and (v) that the nutrient levels in the wetlands do not increase as a consequence of the development, and (vi) that stands of vegetation (both terrestrial and aquatic) are protected or rehabilitated, and (vii) that the development minimises physical damage to aquatic ecological communities, and (viii) that the development does not cause physical damage to aquatic ecological communities,	No impact, subject to conditions regarding erosion and siltation during construction.
(g) whether conditions should be imposed on the carrying out of the development requiring the carrying out of works to preserve or enhance the value of any surrounding wetlands.	No impact, subject to conditions regarding erosion and siltation during construction.

8.6. Sydney Harbour Foreshores and Waterways Area DCP 2005

- 8.6.1. The Sydney Harbour Foreshores and Waterways Area DCP 2005 (“the Harbour DCP”) contains provisions in terms of Ecological Assessment, Landscape Assessment, Design Guidelines, and Other Matters for Consideration.
- 8.6.2. In terms of Ecological Assessment, the site of the proposed development is identified on the Harbour DCP Map as being “Urban Development with Scattered Trees” (see extract of map below):



Map 3 – Extract from SHFWA DCP Ecological Assessment Map.

- 8.6.3. This area is identified at Table 1 as having low conservation value. The character of this area is maintained by this proposal.
- 8.6.4. The site is within the vicinity of the “Mixed Rocky Intertidal and Rock Platform” and “Seagrass Beds” Terrestrial Ecological Communities and, subject to appropriate conditions regarding construction management, soil erosion and sediment control, will have no impacts.
- 8.6.5. The proposal is considered to be consistent with the performance criteria for the identified ecological communities.
- 8.6.6. In terms of Landscape Assessment, the Harbour DCP identifies sixteen different landscape character types and provides assessment criteria for each type. The subject site is within Landscape Character Type 8. This area applies to various suburbs including Manly. The intent is to ensure the key features which contribute to the visual character of the area are maintained.
- 8.6.7. The proposal is considered to be consistent with the landscape performance criteria. It reduces the contrast between natural and built elements through increased landscaping, minimises amenity impacts as described throughout this Statement of Environmental Effects, has no impact on maritime uses and has no impact on significant natural features.
- 8.6.8. In terms of Design Guidelines, Part 5.3 of the Harbour DCP relates to the siting of buildings and structures. The proposal is generally consistent with the criteria listed in Part 5.3. Part 5.4 contains guidelines in terms of the built form of development. The proposal maintains the scale of the existing residential development in the locality. The cumulative visual impact of the proposed building in the locality is considered to be acceptable in that it will improve the existing visual character.
- 8.6.9. In summary, it is considered that the proposal is consistent with the provisions of the Harbour DCP.

8.7. Draft SEPP Environment 2017

- 8.7.1. This draft SEPP proposes to integrate the provisions of seven (7) SEPPs/SREPs including SREP (Sydney Harbour Catchment) 2005. The majority of the current provisions of SREP (Sydney Harbour Catchment) 2005 would be transferred to the draft SEPP with necessary updates and some amendments. The proposal would not offend the relevant provisions of the draft SEPP due to the nature of the proposed development.

8.8. SEPP (Coastal Management) 2018

- 8.8.1. The site is located within the coastal zone so SEPP (Coastal Management) 2018 applies to the development.
- 8.8.2. The site is located within the Coastal Environment area. However, because the site is also within the Foreshores and Waterways Area under SREP (Sydney Harbour Catchment) 2005, clause 13 of SEPP (Coastal Management) does not apply (see clause 13(2)).
- 8.8.3. The site is located within the Coastal Use area. However, because the site is also within the Foreshores and Waterways Area under SREP (Sydney Harbour Catchment) 2005, clause 14 of SEPP (Coastal Management) does not apply (see clause 14(2)).
- 8.8.4. The proposal does not increase the risk of coastal hazards (clause 15). There are no coastal management programs applicable to the site (clause 16).
- 8.8.5. In summary, the proposal satisfies all requirements of SEPP (Coastal Management) 2018.

9. Environmental Planning and Assessment Regulation 2000

9.1. Demolition

- 9.1.1. The proposal involves demolition of the existing dwelling house. Under Clause 92(1)(b) of the *Environmental Planning and Assessment Regulation 2000* Council must consider the provisions of Australian Standard AS 2601: The demolition of structures (“AS 2601”).
- 9.1.2. All demolition works will be carried out in accordance with AS 2601. This matter may be addressed by a condition of consent.

10. Other matters under Section 4.15 of the Environmental Planning & Assessment Act 1979

10.1. The likely impacts of the development

10.1.1. These have been addressed above.

10.2. The suitability of the site

10.2.1. The site is considered to be suitable for dwelling house development and is zoned for residential purposes. It does not contain any particular environmental features and does not have a history that would indicate any land contamination.

10.2.2. The site is not identified as bush fire prone land.

10.2.3. The site is located within an existing residential area and within walking distance of shops, services, public transport and public open space, making it very suitable for residential development.

10.3. Submissions

10.3.1. The proposal will require notification to neighbouring and nearby landowners in accordance with the *Northern Beaches Community Participation Plan* and any submissions received will require consideration by Council.

10.4. The public interest

10.4.1. The public interest is served by developing the land in an efficient and economic way that maintains the character of the area and the amenity of the neighbourhood. The Council's planning controls encourage such development in this locality.

11. Summary

- 11.1. The merits of this application have been identified in this assessment under Section 4.15 of the *Environmental Planning and Assessment Act 1979*, *Manly Local Environmental Plan 2013* and the *Manly Development Control Plan 2013*.
- 11.2. The proposed development will enhance the housing stock and diversity of housing choice in the locality. It makes efficient use of existing infrastructure. It will provide excellent amenity for the future residents of the development. The building is consistent with the character of the locality and will maintain the streetscape.
- 11.3. The proposal achieves the objectives of Council's development controls and strategic aims and is considered to be suitable for approval on town planning grounds.

Appendix A – Details of the author

ACADEMIC QUALIFICATIONS

Bachelor of Town Planning (Honours), University of New South Wales (1988).
Master of Professional Accounting (Distinction), University of Southern Queensland (1999).

PROFESSIONAL EXPERIENCE

1997 to present SYMONS GOODYER PTY LTD

Principal town planning consultant responsible for providing expert town planning advice to a diverse range of clients.

Expert witness in the Land and Environment Court.

Statutory and strategic projects within numerous Council areas, including Ashfield, Bankstown, Canterbury, Hornsby, Ku-ring-gai, Lane Cove, Leichhardt, Liverpool, Manly, Mosman, North Sydney, Pittwater, Randwick, Rockdale, Sutherland, Warringah, Waverley, and Woollahra.

1988 to 1997 WARRINGAH COUNCIL

Manager, Planning and Urban Design Branch (1994-7). Responsible for drafting of operative provisions of the Warringah Local Environmental Plan 2000.
Senior Strategic Planner (1993-1994)
Development Assessment Officer (1988-1993)

1986 to 1988 MARRICKVILLE MUNICIPAL COUNCIL

Town Planner

1986 EDWARDS MADIGAN TORZILLO BRIGGS INTERNATIONAL PTY LTD

Town Planner

1984 RYDE MUNICIPAL COUNCIL

Student Town Planner

PUBLICATIONS

Goodyer, G (1988)
Retail and office activities in industrial areas in the Sydney region. University of New South Wales.

Goodyer, G (1989)
Hi-tech industry. Planning Law and Practice, UNSW, 1989.

Goodyer, G (1995)
Modern Planning Instruments. Health and Building Surveyors' Association (NSW) Conference, 1995.