


STATEMENT OF ENVIRONMENTAL EFFECTS

Development Consent for a new
Dwelling House, Secondary Dwelling
and Swimming Pool

2 Prince Edward Road, Seaforth NSW
2092

Lot 28F DP 16341

February 2024



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02	17/02/2025	SEE Report	JL	MW	Final

Application Overview

Site and Application Details	
Address	2 Prince Edward Road, Seaforth NSW 2092
	Lot 28F DP 16341
Site Area	494m ²
Consent Authority	Northern Beaches Council
Consent Authority Zoning	R2 Low Density Residential
Local Plan	Not applicable
Existing Use	Dwelling House
Application Details	Demolition works and the construction of a dwelling house and secondary dwelling including a swimming pool and associated landscaping.
Assessment Category	Permitted with Consent
Concurrence Agencies	Not applicable
Applicant Details	Sophia Naylor and Stuart Naylor c/- HPC Planning Contact: Jack Levien Phone: (07) 3217 5800 Email: jack.l@hpcplanning.com.au Web: www.hpcurban.com.au
Landowner	Sophia Naylor and Stuart Naylor

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Appendices

Appendix A:	Proposal Plans	New Paradigm Design
Appendix B:	Landscape Plan	Studio Plum
Appendix C:	BASIX Certificate	BASIXMAX
Appendix D:	Bushfire Report	Bushfire Hazard Solutions
Appendix E:	Stormwater & Sediment Erosion Plan	Neo Consultants
Appendix F:	Arboricultural Impact Assessment	Temporal Tree Management
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1 Introduction

1.1 Overview

HPC Planning have been engaged by Sophia Naylor and Stuart Naylor (“the Applicant”) to prepare and lodge a Development Application for Development Consent for the demolition of existing site structures and the construction of a dwelling house and secondary dwelling including a swimming pool and associated landscaping on land at 2 Prince Edward Road, Seaforth NSW 2092 and described as Lot 28F DP16341 (“the subject site”).

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This Statement of Environmental Effects (‘SEE’) provides context to the proposed development by describing the subject site and surrounding locality. Second, the SEE describes the proposed development and key planning issues. Last, the report provides an independent assessment of the proposal against the applicable statutory planning instruments, which demonstrates the acceptability of the proposal.

This SEE should be read in conjunction and considered with the following supporting documentation:

- Proposal Plans – *New Paradigm Design*
- Landscape Plan -
- BASIX Certificate – *BASIXMAX*
- Bushfire Report – *Bushfire Hazard Solutions*
- Stormwater Management Plan and Sediment Erosion Plan – *NEO Consultants*
- Arboricultural Impact Assessment by *Temporal Tree Management*
- Waste Management Plan - *Naycon Building Solutions*
- Geotechnical Investigation Report - *GCA*
- Estimated Construction Cost – *Naycon Building Solutions*
- Clause 4.6 Variation – *HPC Planning*
- SEPP, LEP and DCP Assessment Tables – *HPC Planning*

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979
- Manly Local Environmental Plan 2013
- Manly Development Control Plan 2013
- State Environmental Planning Policy (Sustainable Buildings) 2022

The variations to the clause 4.3 Height of buildings and clause 4.4 Floor Space Ratio (FSR) standards contained within Manly Local Environmental Plan 2013 (MLEP) have been acknowledged and found to demonstrate compliance when assessed against the clause 4.6 variation provisions. Such variation requests are well founded.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent.

1.2 Summary of Proposals

The proposed development is for the demolition of existing site structures and the construction of a three-storey dwelling house, secondary dwelling, swimming pool and associated landscaping. The proposed built form outcome is reflective of the locality and commensurate to the scale and intensity of surrounding development. The proposal appropriately responds to and reinforces the character and

scale of established and emerging development within the surrounding area, which comprises a range of building design and typologies.

The outcome is a building form which will reinforce the qualities of the Seaforth area whilst maintaining appropriate residential amenity and streetscape outcomes. The proposal is permissible and consistent with the intent of the development standards and built form controls contained within the applicable statutory planning schemes as they are reasonably applied. This report demonstrates that strict compliance with the building height and floor space ratio development standard is unreasonable and unnecessary under the circumstances with the clause 4.6 variation requests well founded given the nature of the property and the overall reasonableness of the proposal.

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The dwelling house will present as a two-storey dwelling house when viewed from Lister Avenue and adjoining properties to the north and west. However, due to the slight sloping nature of the site the dwelling house is three stories as a result of the basement accessed from Prince Edward Road. The proposed dwelling house and secondary dwelling comprises of a mix of materials and building elements to ensure the development contributes positively to the streetscape.



Figure 1: Proposed Dwelling house viewed from Lister Avenue Source: New Paradigm Design

1.3 Legislative Framework

In accordance with the *Manly Local Environmental Plan 2013* (MLEP2013), the subject site is included within Zone R2 Low Density Residential. The purpose of the Zone R2 Low Density Residential is to provide for the housing needs of the community within a low-density residential environment. The proposal involves the construction of a Dwelling House and Secondary Dwelling, the proposed works are consistent with the intent of the zone and is 'permitted with consent' under the Land Use Table for Zone R2 Low Density Residential. The proposal is considered to satisfy the zone objective of providing for the housing needs of the community through the supply of new residential accommodation within a low-density residential environment with improved amenity and sustainability, without unreasonable environmental impacts.

1.4 Recommendation

This independent SEE, coupled with the plans, demonstrates that the proposed development is an appropriate outcome for the site, generally accords with the relevant provisions of the Manly LEP 2013

and *Manly Development Control Plan 2013* and state environmental planning instruments, and will not prejudice the development potential of adjoining lots. As such, the application is recommended for approval, subject to reasonable and relevant conditions.

2 Site + Surrounding Development

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2.1 Property Description

The subject site is comprised of a single lot as described below (Table 1), with dual frontage to Prince Edward Road (east) and Lister Avenue (south). The topography of the site falls in an eastern direction across the site by approximately 3m. The site is currently established with a single storey dwelling house, single lock up garage accessed by a crossover from Lister Avenue and boundary landscaping. All site structures are proposed to be removed to facilitate the development.

Street Address	RP Description	Zoning	Site Area
2 Prince Edward Road, Seaforth NSW 2092	Lot 28F DP 16341	R2 Low Density Residential	494m ²

Table 1: Subject Site Details

The area surrounding the subject site is characterised by single to three storey dwelling houses, with several dwellings having undergone recent renovations. The subject site is not heritage listed, nor is it in a conservation area. The immediate site and surrounds are outlined below:

North: Directly north of the subject site is a two-storey dwelling house constructed within 500mm of the adjoining side boundary. Further north along Prince Edward drive is a continuation of dwelling houses comprising a mix of design and heights.

East: Being a corner lot, there is no adjoining property to the east. Lister Avenue slopes towards the east, the proposed dwelling house will have no impact on any views to properties to the east. There are a mix of new architecturally designed dwellings and older dwelling houses further east of the subject site.

South: The properties to the south of the site are generally two storeys and will not be impacted upon from the proposed dwelling house. There are a number of built to boundary structures south of the site.

West: The adjoining property to the west at 29 Wakehurst Parkway Seaforth is a two-storey dwelling house that is orientated toward the western part of the property. There is a bus stop outside the neighbouring property. The adjoining property is elevated 6m above the subject site, therefore the proposed dwelling house and secondary dwelling will have no impact on views.

Figure 1 below shows the context of the site in relation to the surrounding area, while Figure 2 shows the zoning of the land.



Figure 2: Site Context

Source: Nearmap



Figure 3: Zoning map

Source: IntraMaps

2.2 Urban Servicing

The subject site can be adequately serviced by all necessary infrastructure, including sewerage, water, electricity, and telecommunications. The proposal will utilise existing connections to these services.

2.3 On-Site Vegetation

The site is largely void of ecologically significant vegetation; only ornamental vegetation associated with the dwelling house is identified on site. No adverse ecological impacts are anticipated as a result of the proposal.

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2.4 Site History

Per Northern Council's 'DAs Online' system, there are no previous approvals recorded against the subject site.

2.5 Site Photographs



Figure 4: Subject site viewed from Lister Avenue.



Figure 5: Subject site viewed from Lister Avenue, facing north-east.

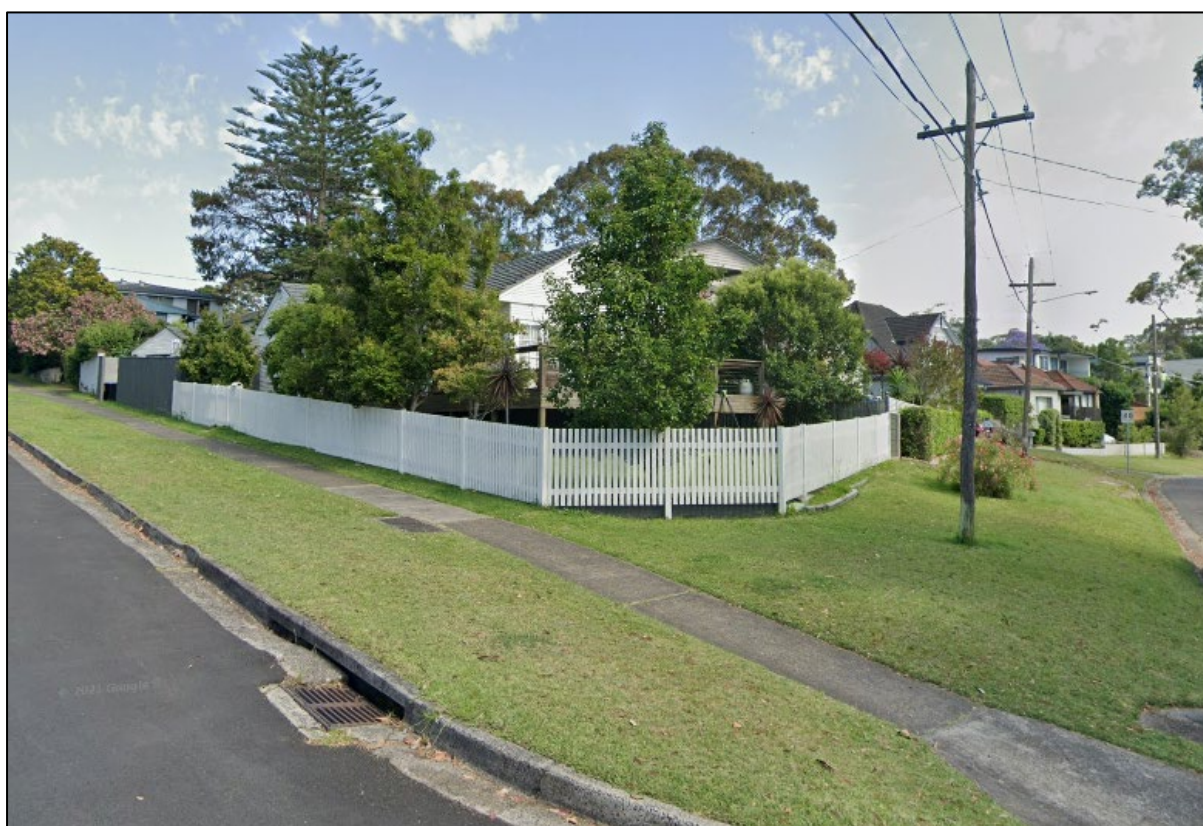


Figure 6: Subject site as viewed from corner of Lister Avenue and Prince Edward Road.



Figure 7: Subject site viewed from Prince Edward Road, facing directly west.



Figure 8: Subject site as viewed from corner of Lister Avenue and Prince Edward Road.



Figure 9: Existing storage shed / garage as viewed internally.



Figure 10: Aerial of subject site and surrounds

Source: Realestate.com

3 Proposed Development

3.1 Application Details

This application seeks Development Consent for a Dwelling House, Secondary Dwelling and Swimming Pool at 2 Prince Edward Road, Seaforth NSW 2092, described as Lot 28F DP 16341.

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3.2 Proposal Overview

The proposal, as described in the accompanying plans, comprises the construction of a three-storey dwelling house development containing four (4) bedrooms, plus off-street garage car parking for two (2) vehicles and a single storey Secondary Dwelling with a gross floor area (GFA) of 51.84m².

It is considered that the proposal represents a contemporary and desirable built form that will have a positive impact on the subject site and surrounding streetscape, while providing for a high degree of amenity and sustainability. Architecturally the building addresses both street frontages. Eight assessed trees are proposed for retention as part of the proposed development to ensure the landscape character is maintained. The proposal as described in the accompanying plans comprises the following:

Basement:

- Double garage, Cellar room, Laundry, Storage and Services area

Ground Floor:

- Main dwelling - Living and dining area, one (1) bedroom/study, rumpus room, indoor/outdoor entertaining area and swimming pool.
- Secondary dwelling – one bedroom, living and dining room.

Second Floor:

- Three (3) bedrooms, two (2) bathrooms and balcony.

The proposed dwelling house and secondary dwelling is permissible in the R2 Low Density Residential land use zone in accordance with the *Manly Local Environmental Plan 2013* (MLEP2013). The proposal is considered to satisfy the zone objective of providing for the housing needs of the community through the supply of new residential accommodation within a low-density residential environment with improved amenity and sustainability, without unreasonable environmental impacts. The proposed building height of 8.580m is an 80mm variation to the development standard which represents a 0.35% increase. However, when viewed from Lister Avenue, the proposal has the appearance of a two-storey dwelling. Such variation has no adverse streetscape, visual bulk, or amenity impacts. Accordingly, this development application is accompanied by a Clause 4.6 Variation Request (refer to Appendix C).

Furthermore, pursuant to Clause 4.4 of the MLEP2013, the site is subject to a maximum FSR of 0.45:1. However, Clause 4.1.3.1 of the Manly Development Control Plan 2013 (MDCP2013), provides for an FSR exemption for undersized lots, with the subject site eligible given the site area of 494m². Accordingly, the calculation of FSR for the subject site within the subzone “I” on the LEP ‘LSZ’ map is based on 500m² lot size and consequently allows for a maximum GFA of 225m². In this regard, the proposal is for an FSR of 0.60:1 and GFA of 303.94m², being a 78.94m² variation from the development standard.

The full set of Proposal Plans are enclosed as Appendix A.



Figure 11: Corner of Lister Avenue and Prince Edward artist impression. Source: New Paradigm Design

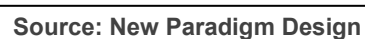


Figure 12: Prince Edward View

Source: New Paradigm Design



Source: New Paradigm Design



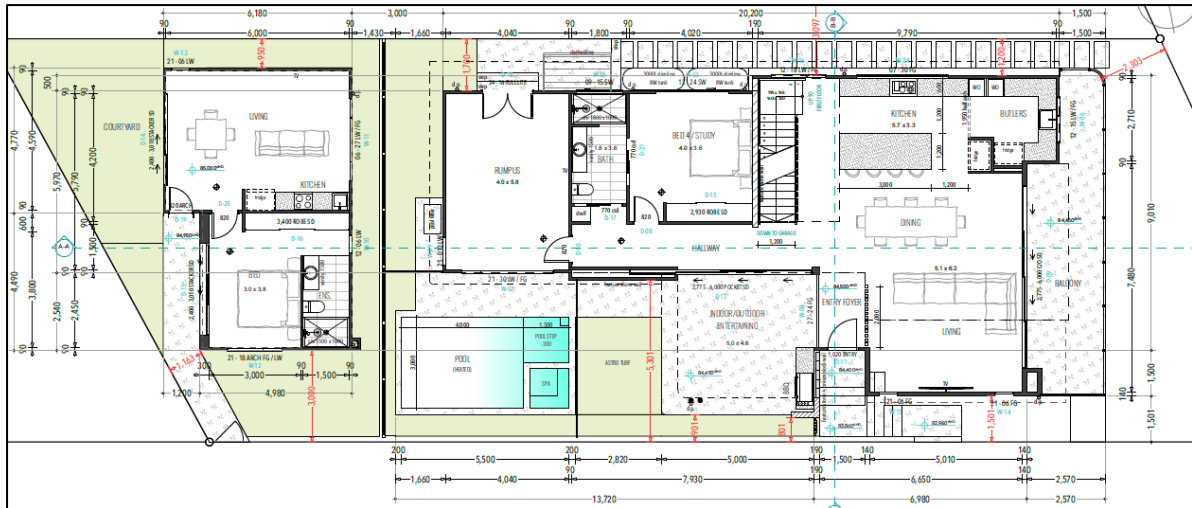


Figure 15: Ground floor plan

Source: New Paradigm Design

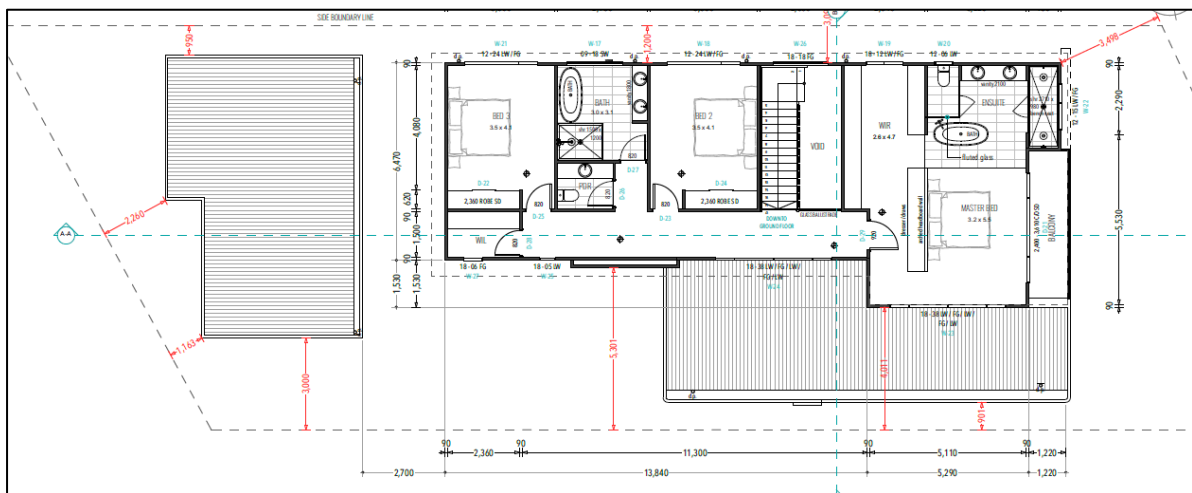


Figure 16: First floor plan

Source: New Paradigm Design

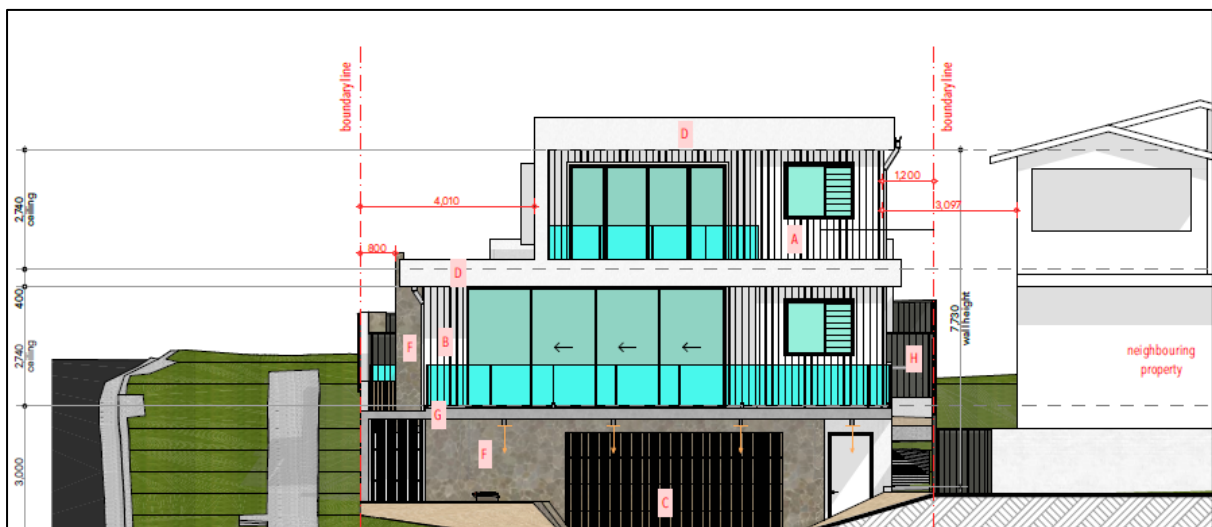


Figure 17: Eastern elevation

Source: New Paradigm Design



Figure 18: Northern elevation

Source: New Paradigm Design

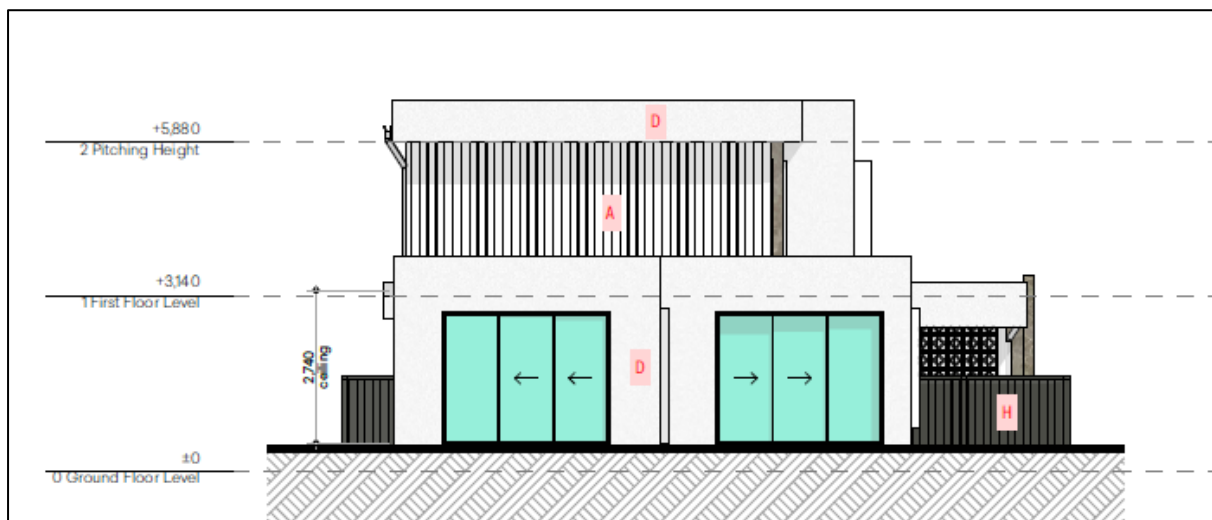


Figure 20: Western elevation

Source: New Paradigm Design

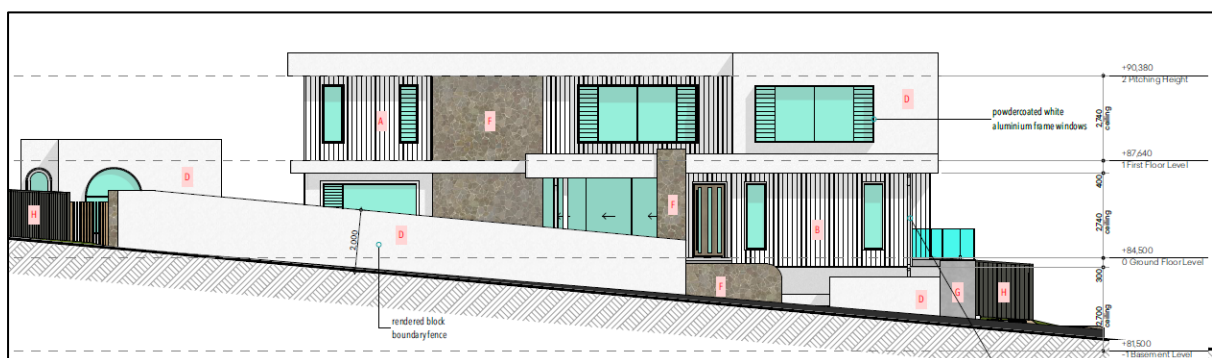


Figure 21: Southern elevation

Source: New Paradigm Design

As shown in the above figures, the proposal incorporates a variety of architectural features which results in high standard outcome that will enhance the character of the street and broader locality. A range of materials and finishes are proposed to be incorporated to provide visual interest and character to the development to reduce the visual bulk of the built form when viewed from surrounding properties and the streetscape. The proposed dwelling is sensitively designed with regard to the site conditions, with the height, bulk, and scale provided in a discrete and sympathetic manner through the use of

articulation, modulation, and indentation. Shadow diagrams have been provided that demonstrates adjoining amenity and privacy are maintained.

The secondary dwelling is appropriately setback 3m from Lister Avenue and proposes side boundary setbacks to the west ranging from 1.163m – 2.26m and a northern side boundary setback of 950mm. The secondary dwelling is 3.6m in height and will have no impact on adjoining amenity. The secondary dwelling is provided with approximately large areas of landscaped open space which will enhance the recreational amenity for occupants. Pedestrian access is gained from Lister Avenue to the secondary dwelling.

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The subject site is in an area identified as Open Space Area per the DCP Schedule 1-Map B, which requires a minimum of at least 55% of the site to be total open space. The proposal provides 58.9% of total open space in accordance with the definition and therefore complies with this requirement. The development provides 133.72m² of landscaped area which results in a complying outcome being 45% of the open space landscaped. Furthermore, 2x native trees of 75L capacity to be planted as per the DCP to ensure the development contributes to the streetscape. Overall, the provision of landscape plantings and paved areas, plus swimming pool will enhance the recreational amenity for occupants.

The proposal meets the requirements for off-street parking, with a double off-street garage car, plus accommodation for an additional parking space within the driveway. The proposal seeks to remove the existing single vehicle crossover from Lister Avenue and establish a new vehicle crossover from Prince Edward Drive. The proposal improves the car parking arrangement that is currently established on-site through increase off-street car parking.

3.3 Extent of Works

Key Development Parameters	Requirement	Proposed
Floor Space Ratio (FSR)	0.45:1	0.60:1
Building Height	Maximum 8.5m	8.58m
Secondary Dwelling (GFA)	60m ²	51.84m ²
Car parking	2 covered car parking spaces	2 covered car parking spaces

Table 3: Key Development Parameters

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential environmental impacts are discussed below.

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4.1 Manly Local Environment Plan 2013

4.1.1 Zoning and Permissibility

The subject site is located within Zone R2 Low Density Residential pursuant to the Manly LEP 2013. The objectives of R2 Zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

This application is seeking Development Consent for the construction of a Dwelling House and Secondary Dwelling. The Manly LEP 2013 defines a **Dwelling House and Secondary dwelling** as follows:

Dwelling House — means a building containing only one dwelling.

Secondary dwelling - means a self-contained dwelling that—

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

The proposed dwelling house is permissible in the R2 Low Density Residential zone, whilst achieving the objectives of the zone by providing for a new contemporary dwelling house

Part 2 – Land Use Table of the Manly LEP 2013 identifies that within the Zone R2 Low Density Residential, a Dwelling House is permitted with consent. As the proposal is Permitted with Consent, the development is consistent with the zone objectives. As such, the proposal is suitable in the zone.

4.1.2 Height of Buildings

Pursuant to clause 4.3 in the LEP the max building height shall not exceed 8.5 metres. The objectives of the control are 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,*
- b) *to control the bulk and scale of buildings,*
- c) *to minimise disruption to the following: views to nearby residential development from public spaces (including the harbour and foreshores),*
 - i. *views from nearby residential development to public spaces (including the harbour and foreshores),*
 - ii. *views between public spaces (including the harbour and foreshores),*
- 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,*
- 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.*

Building height is defined as follows:

building height (or **height of building**) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like

Ground level existing is defined as follows: *ground level (existing)* means the existing level of a site at any point.

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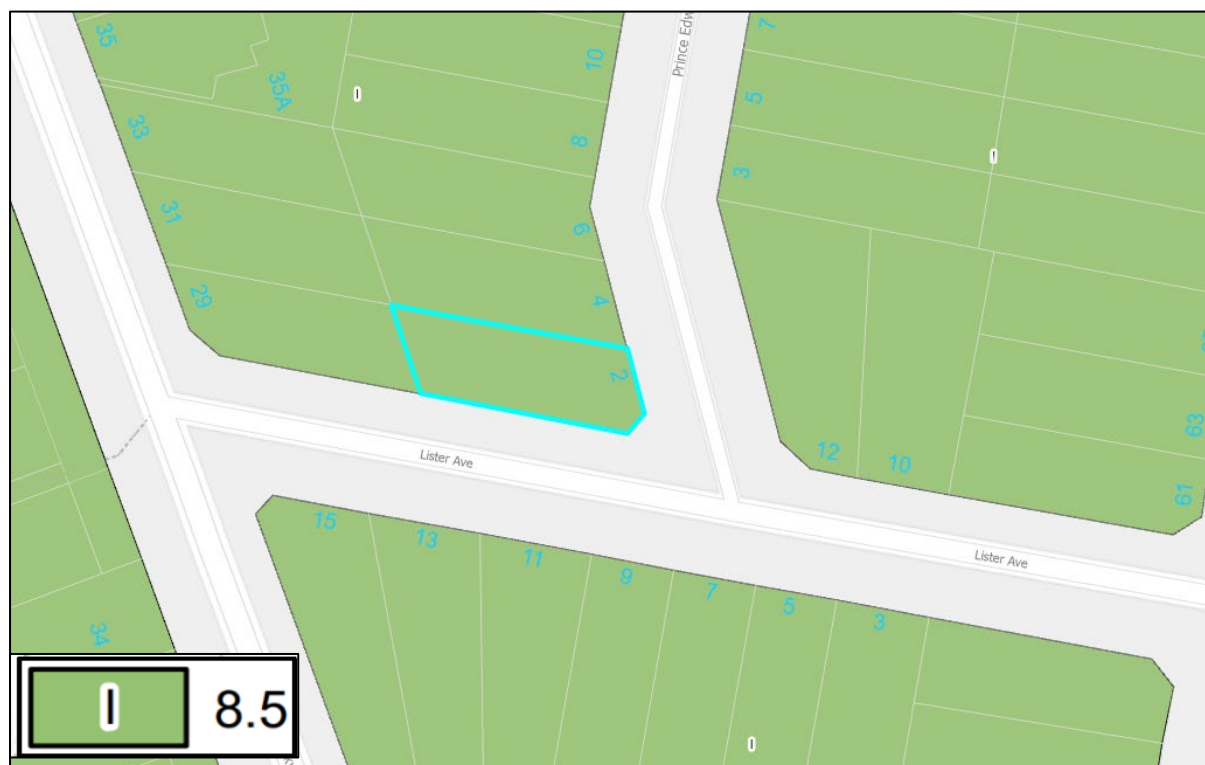


Figure 22: Height of buildings map

Assessment: The proposed height of 8.58m is a 0.94%% (0.08m) variation from the 8.5m numerical development standard for the site pursuant to Clause 4.3 of MLEP2013. The very minor roof form element that protrudes above the maximum height limit is due to the slope of the site. The entirety of the dwelling house remains under the maximum height limit which ensure that the proposed development mitigates adverse impacts to surrounding properties and public domain.

The proposed height, bulk, and scale of the development are not considered to be visually dominant in the streetscape and does not introduce a significant impact to neighbours and does not have a detrimental visual amenity impact onto the streetscape. Moreover, the proposal is considered to preserve the amenity of neighbouring properties in a reasonable manner. Shadow Diagrams have been prepared which illustrate adjoining properties access to sunlight will not be impacted upon.

The variation is justified on the basis that the stepped building respects the sloping site and that the variation has no adverse streetscape, visual bulk, view, or amenity impacts. A Clause 4.6 variation request accompanies this proposal.

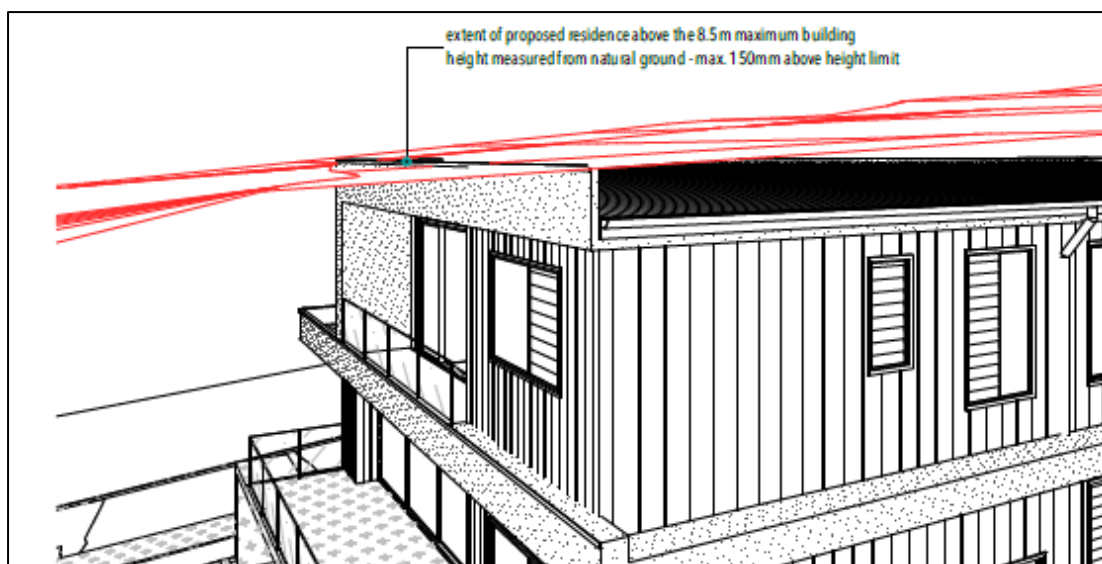


Figure 23: Building height view

Source: New Paradigm Design

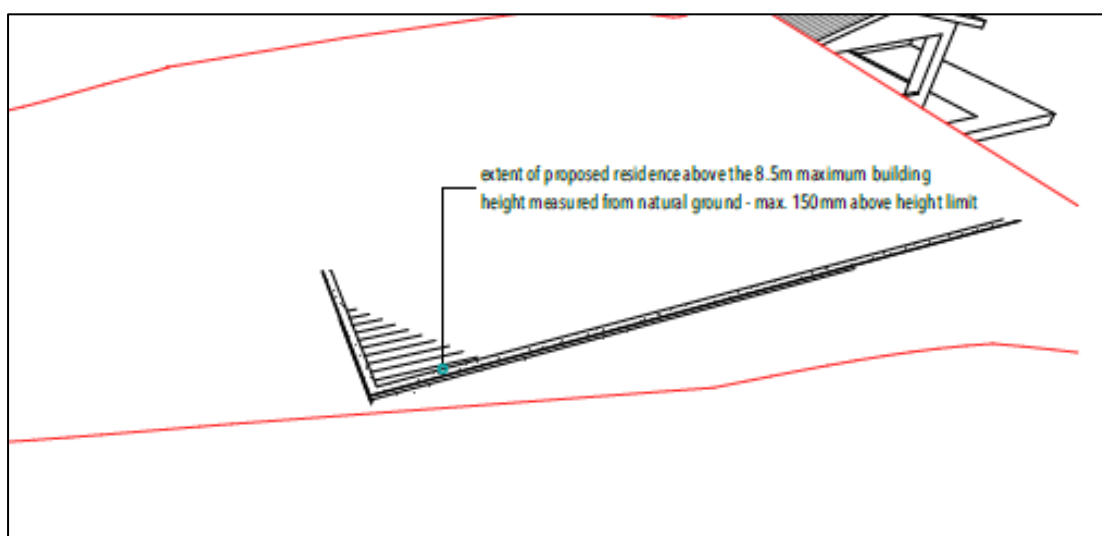


Figure 24: Extent of proposed dwelling above 8.5m

Source: New Paradigm Design

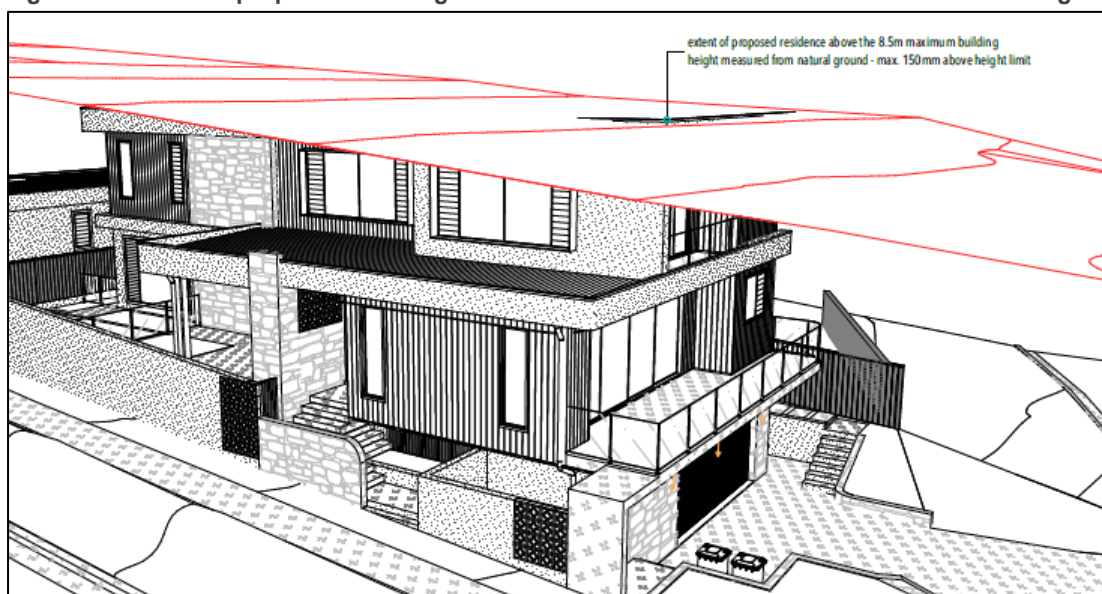


Figure 25: Extent of proposed dwelling above 8.5m

Source: New Paradigm Design

4.1.3 Floor Space Ratio

Pursuant to clause 4.4 in the LEP, the site has a maximum floor space ratio (FSR) control calculated at 0.45:1 per the Manly Floor Space Ratio Map.

The objectives of the FSR control are as follows:

- a) *to ensure the bulk and scale of development is consistent with the existing and desired streetscape character,*
- b) *to control building density and bulk in relation to a site area to ensure that development does not obscure important landscape and townscape features,*
- c) *to maintain an appropriate visual relationship between new development and the existing character and landscape of the area,*
- d) *to minimise adverse environmental impacts on the use or enjoyment of adjoining land and the public domain,*
- e) *to provide for the viability of business zones and encourage the development, expansion and diversity of business activities that will contribute to economic growth, the retention of local services and employment opportunities in local centres.*

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In accordance with Section 4.1.3.1 of the Manly DCP 2013, exceptions to FSR may be considered for undersized lots. In this regard, the calculation of FSR for the subject site being within the subzone “I” on the LEP Minimum Lot Size map is based on a 500m² lot size, and consequently allows for a maximum GFA of 225m². The dwelling house and secondary dwelling have a combined GFA of 303.94m²

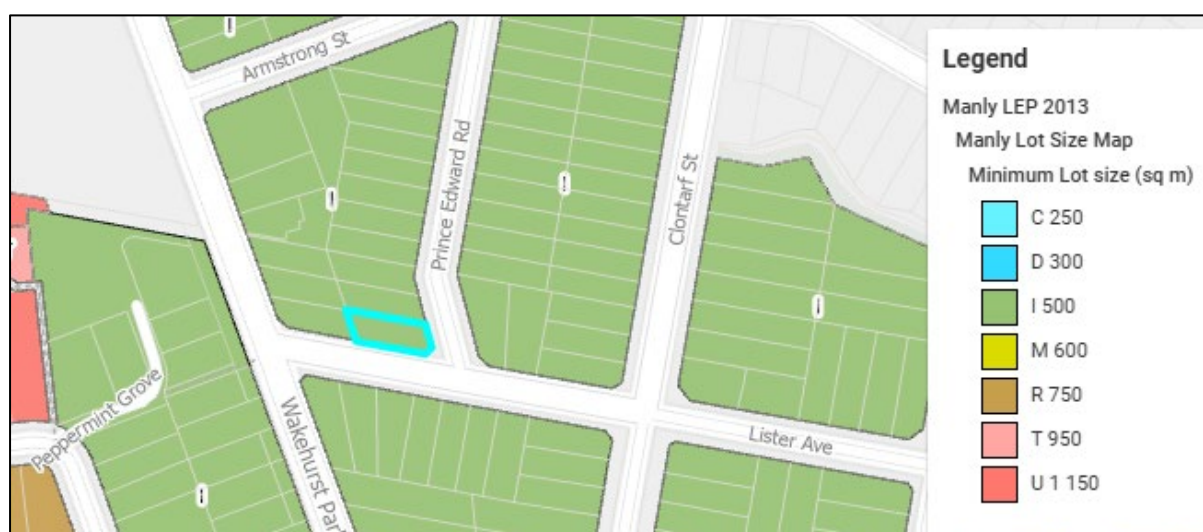


Figure 26: Minimum lot size map

The development proposes 303.94m² of gross floor area, which equates to a FSR of 0.60:1 (based on 500m²). As such, a clause 4.6 request to vary the development standard is provided with this application. Such request demonstrates that the development is consistent the objectives of the FSR standard and as such strict compliance is both unreasonable and unnecessary. The proposed built form and massing will be of a consistent and complimentary scale to other properties in the locality, increasing in height towards the Prince Edward Road frontage to accommodate the slope of the site. The dwelling house will present as a two-storey dwelling from adjoining properties and from Lister Avenue, which assists in reducing the bulk and mass to the streetscape. The new dwelling proposes the minor non-compliance with the maximum building height and will not obscure any important landscape or townscape features and will not result in any view loss impacts. Eight assessed trees are proposed for retention as part of the proposed development. The encroachments sustained by these trees were determined to be acceptable due to mitigating factors. Three fenced protection zones must

be established within the property boundaries of the subject site to suitably protect the identified vegetation. Furthermore, 2x native trees of 75L capacity to be planted as per council regulations to ensure the development contributes to the streetscape. It is therefore considered this objective is met, despite the numerical variation. Further, sufficient environmental planning grounds exist to justify the variation sought. The 4.6 variation request is well founded.

4.1.4 Bushfire Prone Land

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The site is mapped as being bushfire prone land. As such, a bushfire impact assessment has been provided with this application. The report provides recommendations with regard to compliance with the 'Planning for Bushfire Protection' provisions



Figure 27: Bushfire prone land map

4.1.5 Waste Management

A WMP must be completed in accordance with the Waste Management Guidelines (Guidelines).

4.1.6 Stormwater Management

Pursuant to clause 6.4 of the LEP, stormwater management plans have been prepared and accompany this application. Rainwater tanks have been provided as well as OSD requirements consistent with Council water management policy.

4.1.7 Landslide Risk Assessment

The overall stability of the site including approximate slope angles and direction, depth of soils and overall strength, movement of groundwater and surface runoff, drainage and potential slide planes within the interfaces of rock and soil were assessed by GCA as part of the geotechnical investigation. Based on the assessed conditions within the site, the overall slope instability assessed risk to the property under the existing conditions prior to construction of the currently proposed development is assessed to be "low". Refer to the Geotechnical Investigation Report prepared by GCA for full details.

4.1.8 Manly Development Control Plan 2013

The Manly Development Control Plan 2013 supplements and expands upon the aims, objectives and other provisions of the Manly LEP 2013. Per Table 5 below, the following parts of the Manly DCP 2013 are applicable to the proposed development.

Control	Requirement	Proposed
Part 3.1.1 – Streetscape (Residential areas)	Streetscape is defined and represents the interrelationship between buildings, landscape and open spaces in the street scene. Local amenity and identity are closely linked to streetscape character. Development should recognise predominant streetscape qualities, such as building form, scale, patterns, materials and colours and vegetation which contributes to the character of the local area.	Complies. The proposed dwelling house and secondary dwelling is architecturally designed that is consistent with the streetscape character and local amenity. It is highlighted that there is no predominant architectural style that is present in the area with a mix of older and newer styles of development present in the streetscape. Notwithstanding, the proposed dwelling house and secondary dwelling will contribute positively to the surrounding locality through a high-quality design that incorporates a mix of materials and articulation through varied setbacks at all levels, appropriate roof forms and consideration for adjoining properties privacy. The proposed dwelling house utilises vertical timber battens on the garage door, feature stone on the southern and eastern elevation, formed concrete finish above the garage and a white rendered finish. Balconies and large varied shaped windows create a sense of openness into the design. Overall, the proposal results in a high quality product that takes into consideration the topography of the site. Landscaping is proposed in the corner truncation and along property boundaries to ensure the development provides a mix of green space and built form. Furthermore, two native trees will be planted in accordance with the DCP to ensure the development contributes to the existing vegetation present in the area. The proposed dwelling house and secondary dwelling is compatible with the setbacks and height of existing development along the street.
Part 3.1.1.4 - Garages, Carports and Hardstand Areas	<p>a) Garages, carports and hardstand areas must be designed and sited in a manner that does not to dominate the street frontage by:</p> <p>i) its roof form, material choice and detailing by being subservient to the associated dwelling; and</p> <p>ii) being compatible with the streetscape and the location in relation to front setback criteria.</p> <p>b) Exceptions to setback criteria referred to in this</p>	Justified. The proposed dwelling house incorporates a two space garage constructed as basement. The garage is setback 3.612m – 6.095m due to the angle of the property boundary. The garage does not dominate the streetscape as it is located further from the street than the upper levels. This design is consistent with other dwelling houses in the locality. The site is relatively constrained being a narrow corner lot. However, the design has carefully considered the locality and ensured the design doesn't impact on the streetscape. The garage and basement level will positively contribute to the streetscape through the provision of vertical timber battens on the garage door combined with feature stone walls either side of the door which provides visual interest to the streetscape.

	paragraph may be considered where parking structures are a positive element of the streetscape.	Landscaping is proposed either side of the driveway to balance hardstand areas. Importantly, the proposed dwelling house results in an improved streetscape outcome as it provides increased off-street carparking. The existing dwelling house provides only 1 off-street car parking space in the form of a single lock up garage.
Part 3.3.1 Landscape Design	<p>To encourage appropriate tree planting and maintenance of existing vegetation.</p> <p>To retain and augment important landscape features and vegetation remnant populations of native flora and fauna.</p>	Complies. A range of plants and shrubs are proposed which complement the dwelling and will provide increased amenity to the outdoor areas. Landscaping features across the site and on structure will ensure the dwelling is softened and screened when viewed from the street and complement the streetscape.
Part 3.3.2 Preservation of Trees	<p>To protect and enhance the urban forest of the Northern Beaches.</p> <p>To protect and enhance the scenic value and character that trees and/or bushland vegetation provide.</p>	Complies. Six assessed trees are recommended for removal as part of the proposed development. All six trees proposed for removal are exempt from protection in the Northern Beaches LGA as specified in <i>Part 3.3.2.3 – Exceptions to Requirements of the Manly DCP (2013)</i> (Northern Beaches Council 2024). Notwithstanding, eight assessed trees are proposed for retention as part of the proposed development. Where existing or proposed structures are within the fenced zones, protection fencing must be established no more than 500mm from the nearest edge of the encroaching structure. Fenced protection zones must be installed in compliance with <i>Section 4.3 of AS4970 (2009)</i> . The three fenced protection zones must be installed prior to the commencement of practical works and remain in place for the duration of the development. Additional native trees are to be planted in accordance with the landscape plan. Refer to the Arbocultural Impact Assessment prepared by Temporal Tree Management.
Part 3.4.1 Sunlight Access and Overshadowing	<p>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).</p> <p>For adjacent buildings with an east-west orientation, the level of solar access</p>	Complies. Shadow diagrams have been prepared and are included within the architectural drawings that demonstrate compliance with solar access and privacy.

	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)	
Part 3.4.2 Privacy and Security	<p>To minimise loss of privacy to adjacent and nearby development by:</p> <ul style="list-style-type: none"> • appropriate design for privacy (both acoustical and • visual) including screening between closely spaced buildings; • mitigating direct viewing between windows and/or outdoor living areas of adjacent buildings. <p>To increase privacy without compromising access to light and air. To balance outlook and views from habitable rooms and private open space.</p> <p>To encourage awareness of neighbourhood security.</p>	<p>Complies. The residential nature of the development ensures that no unreasonable acoustic impacts will be generated. The orientation of dwelling and secondary dwelling towards the road frontages ensures that visual and acoustic privacy is maintained to the northern and western properties. The proposal includes east facing balconies that overlook the street and not into the private open space of adjoining neighbours. The proposal provides for a secure vehicular entry to the garage and secure entry to the dwelling. Windows to habitable rooms, plus balconies provide opportunities for casual surveillance. Pedestrian access is provided on both street frontages which provide a good sense of place.</p>
Part 3.4.3 Maintenance of Views	<p>To provide for view sharing for both existing and proposed development and existing and future Manly residents.</p> <p>To minimise disruption to views from adjacent and nearby development and views to and from public spaces including views to the city, harbour, ocean, bushland, open space and recognised landmarks or buildings from both private property and public places (including roads and footpaths).</p> <p>To minimise loss of views, including accumulated view</p>	<p>Complies. The new dwelling is considered to be consistent with the principal of view sharing pursuant to the planning principal known as <i>Tenacity vs Warringah Council</i>. The proposed dwelling house will present as a two-storey dwelling to both neighbouring properties.</p>

	loss 'view creep' whilst recognising development may take place in accordance with the other provisions of this Plan.	
3.5 Sustainability (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Urban Design)	Section 5(a)(vii) of the Environmental Planning and Assessment Act 1979 encourages ecologically sustainable development. Council require that the principles of ecologically sustainable development be taken into consideration when determining development applications under section 79C of the Environmental Planning and Assessment Act 1979 and under this plan.	Complies. As outlined in the accompanying BASIX Certificate, the proposed development is capable of compliance with the State Government's environmental sustainability targets including water efficiency measures such as water saving shower heads, taps, and appliances.
3.6 Accessibility	Compliance is generally required following the determination of DA at the construction certificate stage	Complies. The proposal provides an appropriate amount of accessibility suitable for the nature of the development and context. Two separate pedestrian access points are provided to the dwelling from each street via an entranceway. A separate pedestrian gate is provided for the secondary dwelling.
Part 3.7 Stormwater Management	To manage urban stormwater within its natural catchments and within the development site without degrading water quality of the catchments or cause erosion and sedimentation. To manage construction sites to prevent environmental impacts from stormwater and protect downstream properties from flooding and stormwater inundation.	Complies. The proposal is accompanied by Stormwater Management Plans, prepared by Neo Consulting, which indicate the collection and disposal of stormwater in a controlled manner.
Part 3.8 Waste Management	To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD). To ensure waste storage and collection facilities complement waste collection	Complies. The waste generated from the demolition will be sorted and disposed of appropriately. Materials will be recycled or reused where appropriate. Bins will be stored in a location that will not detract from the streetscape, noting the bin store is the most accessible location for transferring bins to and from the street. The bin store is also suitably integrated into the design of the dwelling. Refer to the Waste Management Plan.

	and management services, offered by Council and the private service providers and support on-going control for such standards and services.	
3.9 Mechanical Plant Equipment		Air-conditioning units are proposed to be suitably located, with the development to be constructed to comply with the deemed-to-comply provisions of the Building Code of Australia and EPA criteria with respect to noise. The pool pump and filter are proposed to be located away from the neighbouring dwellings.
Part 3.10 Safety and Security	<p>To ensure all development are safe and secure for all residents, occupants and visitors of various ages and abilities.</p> <p>To ensure that the design process for all development integrate principles of 'Safety in Design' to eliminate or minimise risk to safety and security.</p> <p>To contribute to the safety and security of the public domain.</p>	The proposal complies with the principle of "safety in design" by providing for safe and secure separated pedestrian and vehicle access. The proposal promotes opportunities for casual surveillance by providing sightlines to the street frontage from the windows to both street frontages.
Part 4.1.2.1 Wall Height	The maximum external wall height is calculated based on the slope of the land under the proposed wall. The maximum wall height control will also vary from one building, elevation or part elevation to another depending on the slope of land on which the wall is sited.	Justified. The proposal is subject to a maximum wall height of 7.1m based on the slope of the land (1:10). The dwelling house proposes a maximum wall height of 7.73m on the northern elevation. This variation is due to the provision of a suitable floor level for the topography of the site and the contemporary design of the dwelling. Due to the irregular topography of the site elements of the development do not comply with the wall height control. The 603mm building wall height non-compliant elements do not give rise to inappropriate or jarring streetscape or residential amenity impacts. The increase of the wall height allows for an appropriate floor level that suits the topography of the site. The additional wall height is still capable of remaining in keeping with other dwellings within the vicinity and will not present as having excessive visual bulk or scale. All walls have been provided with appropriate articulation and generous setbacks to ensure the dwelling is not out of character when viewed from the street. Strict compliance is unreasonable and unnecessary for the reasons put forward in support of the building height variation. That is,

		the objectives of the height standard are achieved notwithstanding the non-compliant wall heights proposed. The secondary dwelling complies with the required wall height.
Part 4.1.2.2 Number of Storeys	<p>2 storeys - Variation to the maximum number of storeys may be considered:</p> <p>(a) where specific physical site constraints warrant an exception to this requirement. In these circumstances the development must still fully comply with other numeric height controls and development standards</p> <p>(b) to allow an additional understorey where that storey satisfies the meaning of basements in the LEP.</p>	<p>Justified. The site located within area 'I' on the MLEP2013 Height of Buildings Map, which requires a maximum of two storeys, with the proposal for a three-storey dwelling house. However, this is considered justified given the topography and the provision of an understorey for a basement. Furthermore, the proposed dwelling has a two-storey streetscape presentation to Lister Avenue, which is considered a modest design solution that does not dominate the streetscape and is consistent with the DCP and surrounding residences. A variation to the maximum number of storeys should, therefore, be considered in these circumstances. As demonstrated within the Clause 4.6 Variation to Clause 4.3, there are several dwelling houses where basement/garages have been cut into the site due to the topography of the sites. The dwelling house will only present as three storeys from Prince Edward Road which is a consistent design outcome as seen within the surrounding locality. Lastly, the proposed dwelling house in parts is 1.4m below the 8.5m height limit. The majority of the development is well below the height limit with only a very minor roof portion that pokes above the maximum height limit as a result of the slope of the site.</p>
Part 4.1.2.3 Roof Height	<p>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.</p>	<p>Justified. It is acknowledged that the proposed dwelling involves a minor 150mm protrusion of the parapet above the 600mm limit. The architectural roof design is considered to integrate with the building design and desired contextual response as it contributes to mitigating any potential adverse impacts resulting from the slope of the site. It is considered that the non-compliance does not result in any significant impacts on surrounding properties or the streetscape regarding privacy, solar access, loss of views, or visual impacts, and the proposal is compatible with surrounding developments and context. The parapet roof is rendered greenboard white and in fact below the RL of the neighbouring dwelling house to the north (refer to survey plan).</p>
Part 4.1.3 FSR	0.45:1	<p>Justified. Pursuant to clause 4.4 in the LEP, the site has a maximum floor space ratio (FSR)</p>

		<p>control calculated at 0.45:1 per the Manly Floor Space Ratio Map. In accordance with Section 4.1.3.1 of the Manly DCP 2013, exceptions to FSR may be considered for undersized lots. In this regard, the calculation of FSR for the subject site being within the subzone “I” on the LEP Minimum Lot Size map is based on a 500m² lot size, and consequently allows for a maximum GFA of 225m². The dwelling house and secondary dwelling have a combined GFA of 303.94m². The development proposes 303.94m² of gross floor area, which equates to a FSR of 0.60:1 (based on 500m²). The proposal provides for a generous amount of the site to be deep soil zone, which accommodates an extensive landscaped setting. The proposal also provides for abundant landscaping within the total open space. Therefore, the additional FSR is not considered to be excessive bulk, mass, or inappropriate scale and the proposed development is suitable to the subject site and its context.</p> <p>A Clause 4.6 variation request accompanies this proposal, including a comprehensive justification for the FSR variation.</p>
<p>Part 4.1.4.1 Street Front Setback</p>	<p>Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.</p> <p>Where the street front building lines of neighbouring properties are variable and there is no prevailing building line in the immediate vicinity i.e. where building lines are neither consistent nor established, a minimum 6m front setback generally applies. This street setback may also need to be set further back for all or part of the front building façade to retain significant trees and to maintain and enhance the streetscape.</p>	<p>Justified. The proposed dwelling house provides the following setbacks to each road frontage:</p> <p>Prince Edward:</p> <ul style="list-style-type: none"> - Basement: 3.612m – 6.095m - Ground Floor: 2.903m (to balcony), 3.6m (to wall). - First Floor: 3.498m <p>Lister Avenue:</p> <ul style="list-style-type: none"> - Basement: 2.295m - Ground Floor: 1.5m (living room), 800mm – 900mm (outdoor entertaining) and 5.3m (dwelling house hallway). The proposed secondary dwelling is located approximately 3m from Lister Avenue. - First Floor: 900mm to roof OMP and 5.3m to dwelling house wall. <p>It's considered that the proposed dwelling house and secondary dwelling responds appropriately to the sites irregular shape and topography. The site is a narrow corner lot and has an acute front boundary angle which results in the encroachments into the street front setbacks. There are a number of dwelling houses and</p>

		<p>garages built to boundary within the front setback or setback less than 6m along Prince Edward Road, Lister Avenue and Alto Avenue. Site access is orientated towards Prince Edward Road, therefore Lister Avenue is considered secondary frontage. The adjoining dwelling house to the west being 29 Wakehurst Parkway, Seaforth is constructed built to boundary along the entire Lister Avenue front setback. Furthermore, the existing dwelling house on the subject site is established 800mm – 2m addressing Lister Avenue, therefore the site already has an established building line. The outdoor entertaining area which is a lightweight and open element is setback 800mm-900mm from Lister Avenue which ensures the proposal doesn't dominate the streetscape. The main areas of encroachment into the Prince Edward Road are at the northern pinch point where the setbacks for the basement, ground floor and first floor range from 2.3m – 3.498m. However, it is highlighted that the setbacks to Prince Edward Road for all levels exceed beyond 6m which ensures the development doesn't dominate the streetscape. The main living area on the ground floor is setback more than 8m from Prince Edward Road. This applies to the first-floor level where the master bedroom is setback 7.90m from Prince Edward Road and 4m from Lister Avenue. The balcony on the first-floor level is setback 4.5m – 6.5m from Prince Edward Road which allows for an interesting design without comprising the privacy of adjoining neighbours. Overall, the design of the dwelling house provides articulation to the façade and varied setbacks on all levels to maintain street appearance.</p>
<p>Part 4.1.4.2 Side Setbacks</p>	<p>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.</p> <p>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</p>	<p>Justified. The proposed dwelling house at ground level and first floor is setback 1.2m – 1.7m from the northern side boundary setback. Despite the non-compliance with the required 2.57m setback it is considered that the setbacks do not give rise to any inappropriate or jarring streetscape or residential amenity impacts in terms of views, privacy or overshadowing. It is highlighted that, the neighbouring property to the north is setback 500mm (roof) and 1m (wall) from the boundary. The proposed secondary dwelling is setback 950mm from the northern boundary and 1.163m – 4.5m from the western boundary which is sufficient to protect adjoining amenity. Substantial landscaping is achieved along all</p>

	<p>privacy from a deck or balcony.</p> <p>c - All new windows from habitable dwellings of dwellings that face the side boundary are to be setback at least 3m from side boundaries;</p> <p>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.</p> <p>e - 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.</p> <p>f - 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.</p>	<p>boundaries of the secondary dwelling. The proposed windows for the dwelling house is setback more than 3m from the adjoining building. Privacy screening can be incorporated into the design to reduce privacy impacts. It is considered that a prevailing building line exists along Lister Avenue. The existing dwelling house encroaches into the secondary street frontage. The proposed dwelling house addresses Prince Edward Drive, therefore, Lister Avenue is considered the secondary street frontage. The proposed setbacks allow for access around the property for maintenance, landscaping to screen the building and appropriate separation from neighbouring dwellings. Due to the irregular shape of the subject site strict compliance is considered to be unreasonable and unnecessary under the circumstances.</p>
Part 4.1.4.4 Rear Setback	8m	Being a corner lot, no rear setback applies.

Part 4.1.5 Open Space and Landscaping	<p>Total Open Space 55% of site area Landscaped Area 35% of open space Above ground no more than 25% of open space</p>	<p>Complies. The subject site is located in an area identified as Open Space Area per the DCP Schedule 1-Map B, which requires a minimum of at least 55% of the site to be total open space. The proposal provides 58.9% of total open space in accordance with the definition and therefore complies with this requirement. Furthermore, the development provides 133.72m² of landscaped area which results in a complying outcome being 45% of the open space landscaped. Eight assessed trees are proposed for retention as part of the proposed development. The encroachments sustained by these trees were determined to be acceptable due to mitigating factors. Three fenced protection zones must be established within the property boundaries of the subject site to suitably protect the identified vegetation. Furthermore, 2x native trees of 75L capacity to be planted as per council regulations to ensure the development contributes to the streetscape. Overall, the provision of landscape plantings and paved areas, plus swimming pool will enhance the recreational amenity for occupants.</p>
Part 4.1.6.1 Parking Design	<p>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.</p>	<p>Complies. The current dwelling house only provides 1 carparking space in the form of a single lockup garage accessed from Lister Avenue. The DCP requires two (2) car parking spaces per dwelling house, The proposed 2 car spaces provided within the garage is considered an improved overall outcome to the existing arrangement and reduces dependency for on-street parking. An additional one driveway parking space is achievable. The proposal has been designed so that the driveway and car parking do not visually dominate the site or streetscape, while the proposed car parking and access arrangements have been designed in accordance with Australian Standards.</p>
Part 4.1.8 Development on Sloping Sites	<p>a) The design of development must respond to the slope of the site, to minimise loss of views and amenity from public and private spaces. b) Developments on sloping sites must be designed to: i) generally step with the topography of the site; and ii) avoid large undercroft spaces and minimise supporting undercroft structures by integrating the building into the slope</p>	<p>Complies. The proposed dwelling is considered to respond to the topography appropriately and limits substantial excavation required.</p>

	whether to the foreshore or a street.	
Part 4.1.9 Swimming Pool	Swimming pools and spas must be built on or in the ground and not elevated more than 1m above natural ground level. The setback of the outer edge of the pool/spa concourse from the side and rear boundaries must be at least 1m, with the water line being at least 1.5m from the boundary.	Justified. The proposed swimming pool does not exceed 1m above NGL, however is located within the front setback on Lister Avenue. The proposed pool/spa is appropriately setback 900mm from the front setback and will be screened by landscaping and a rendered wall to ensure it does not detract from the amenity or character of the neighbourhood. Considering the slope of the site and the irregular shape of the lot, the proposed location of the swimming pool is ideally located to ensure neighbouring properties are not impacted on by the swimming pool. Furthermore, the swimming pool is not visible from any neighbouring properties which allows for the protection of privacy for future occupants of the dwelling house.
Part 4.1.10 Fencing	Freestanding walls and fences between the front street boundary and the building are to be no more than 1m high above ground level at any point.	Justified. The proposal seeks to replace the existing boundary fencing that ranges in height and style. As per the proposal plans, the development proposes a section of rendered block fencing along Lister Avenue for approximately 18m at a height of 2m. Despite the fence exceeding the 1m allowance, it is highlighted that this section of fencing provides privacy to future occupants swimming pool and private open space areas. There is no fencing proposed along Prince Edward Drive frontage. It is highlighted that the existing fence along Lister Avenue is 1.8m.

Table 5: Applicable DCP Parts

4.2 State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the residential component of the development and aims to encourage sustainable residential development.

A BASIX certificate accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy and thermal efficiency targets.

4.3 Environmental Section 4.15 Assessment

This section of the SEE evaluates the proposed development against the provisions of section 4.15 of the *Environmental Planning and Assessment Act 1979* ('the EP&A Act'). Section 4.15 of the EP&A Act identifies the matters for consideration for development applications, as follows:

4.15 Evaluation

(1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—

(a) the provisions of—

- (i) any environmental planning instrument, and
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
- (iii) any development control plan, and
- (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),
- (v) (Repealed)

that apply to the land to which the development application relates,

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

Sections 4.1.1, 4.1.2 and 4.1.3 below address the relevant requirements of section 4.15(1)(a), whilst section 4.1.4 addresses subclauses 4.15(1)(b)(c)(d) and (e) of the Act.

4.3.1 State Environmental Planning Policies

The proposed development and site have been evaluated against the provisions of all current State Environmental Planning Policies (SEPP). Please refer to the SEPP, LEP and DCP Assessment Tables of Appendix F.

4.3.2 Section 4.15 (1)(b)–(e) Assessment

The following is an assessment of the proposal with respect to the considerations of section 4.15(1)(b–e) of the Act.

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Response

As outlined in this report, the proposal is generally consistent with the objectives and development controls contained within the various environmental planning instruments and development control plans that apply to the site. Eight assessed trees are proposed for retention as part of the proposed development. The encroachments sustained by these trees were determined to be acceptable due to mitigating factors. Three fenced protection zones must be established within the property boundaries of the subject site to suitably protect the identified vegetation. Furthermore, 2x native trees of 75L capacity to be planted as per council regulations to ensure the development contributes to the streetscape. The proposal will not detrimentally affect the surrounding local amenity, is entirely appropriate for the residential locality and is consistent with intended and existing built form for the area. The minor increase in height does not impede views from adjoining dwellings and does not significantly increase overshadowing issues, as demonstrated in the Clause 4.6 Variation Request.

The proposed development will not result in unacceptable impacts on the environment, built environment or social and economic establishments in this location.

(c) *the suitability of the site for the development*

Response

The proposed development is situated within Zone R2 Low Density Residential. The proposal is for a dwelling house, secondary dwelling and swimming pool. The proposed use is permissible within the Zone R2 Low Density Residential and therefore the subject site is suitable for the development. The site is located in an established residential area. The adjacent development does not impose any unusual or impossible development constraints. The proposed development will not cause excessive or unmanageable levels of transport demand. The site being of minor grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed works.

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(d) *any submissions made in accordance with this Act or the regulations*

Response

All submissions are to be appropriately considered by Council as part of the assessment process.

(e) *the public interest.*

Response

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. The proposed development is a permissible land use and satisfies the provisions of Manly LEP 2013, Manly DCP and relevant state legislation and can be delivered with no significant adverse environmental, built form or social impacts. The proposed dwelling house and secondary dwelling is of design merit that provides a high level of amenity for the future occupants whilst appropriately addressing the sites setting and maintaining the amenity of the nearby residential properties. The development will provide a high-quality built form outcome on the site and will contribute significantly to the streetscape character of the area.

It is considered that the public interest is best served in providing certainty in the planning process through encouraging development of good design that satisfies the outcomes and controls contained within the adopted legislative framework. Accordingly, approval of the development would be in the public interest.

4.4 Designated Development

Schedule 3 of the *Environmental Planning and Assessment Regulations 2000* ('the Regulations') identifies development that is designated development. Assessment against Schedule 3 of the Regulations confirms the proposed development is **not** designated development.

4.5 Integrated Development

The proposed development is **not** Integrated Development pursuant to the provisions of Section 4.46 of the EP&A Act.

5 Conclusion

This Statement of Environmental Effects has been prepared on behalf of Sophia Naylor and Stuart Naylor, in support of a development application seeking Development Consent for the construction of a new Dwelling House, Secondary Dwelling and Swimming Pool on land at 2 Prince Edward Road, Seaforth NSW 2092, described as Lot 28F DP 16341.

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The application has been assessed against the relevant requirements of the Manly LEP 2013, Manly DCP 2013, and the relevant state environmental planning instruments, and is demonstrably appropriate for the subject site. Consequently, the application is recommended for approval subject to reasonable and relevant conditions.

This SEE has demonstrated the following key planning grounds as the basis for the above recommendation:

- The proposal is consistent with the land use intent of the Zone R2 Low Density Residential Density.
- The proposed development represents a high-quality design outcome which achieves a high level of internal amenity and a desirable streetscape outcome.
- The dwelling house will present as a two-storey dwelling to neighbouring properties, which consistent with the prevailing residential amenity and character of the surrounding area.
- The proposal complies with all relevant landscape controls, which ensures that the property is provided within a landscape setting which is consistent with the desired future character of the area.
- Having evaluated the likely affects arising from the non-compliance with the proposed building height and floor space, the objectives of Clause 4.6 of the Manly LEP 2013 are satisfied as the breach to the controls does not create any adverse built form or environmental impacts.
- The proposed development does not result in unacceptable impacts on the natural and built environment, or social and economic establishments in the area, and will therefore effectively be in public interest.
- The development satisfies the aims, objectives and development parameters of the relevant state environmental planning instruments and the Manly LEP 2013 and Manly DCP 2013.

In conclusion, it is recommended that Development Consent be granted in accordance with the plans and documentation submitted.

HPC Planning

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