



**Statement of
Environmental
Effects
at
180 Pittwater Road,
Manly
NSW 2095
For
Julie and Dean Felton**

RAPID PLANS

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Issue 1.00
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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 180 Pittwater Road Manly.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives. This statement has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

In preparing this Development Application submission, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Manly Local Environmental Plan 2013 ² (LEP), the Manly Development Control Plan ³ (DCP)

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Manly Local Environment Plan 2013, Manly Development Control Plan.

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the Council's review of this Statement of Environmental Effects.

¹Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Manly Local Environmental Plan 2013.

< <https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/planning-controls>>.

³ Manly Development Control Plan; < <https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/planning-controls>>.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the southern side of Pittwater Road in the residential neighbourhood of Manly.

Site Address: No 180 Pittwater Road, Manly

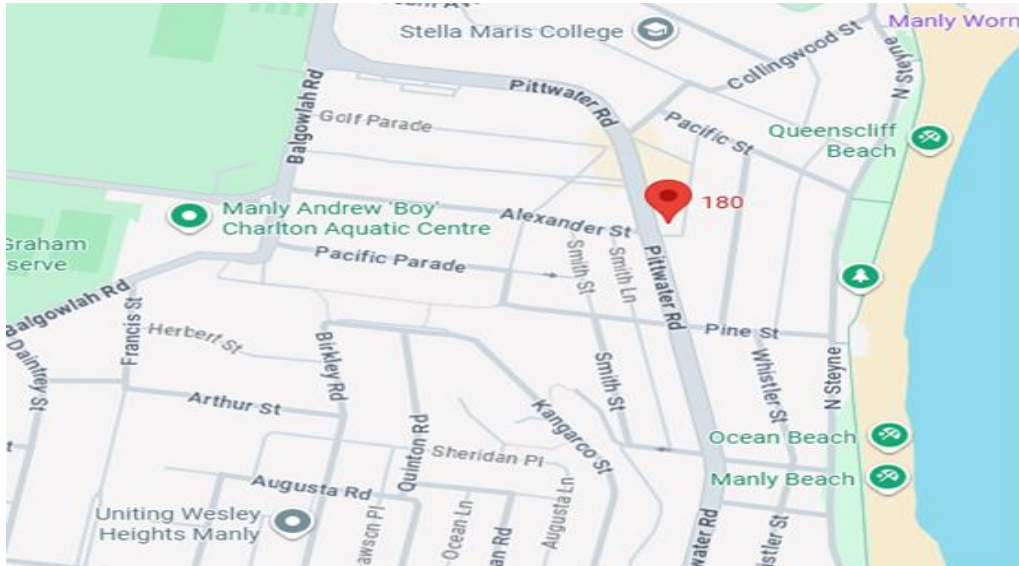


FIGURE 1: LOCATION PLAN 180 Pittwater Road, Manly. ⁴ Source Google Maps.

2.2 Local Authority

The local authority for this site is:
 Northern Beaches Council (Manly)
 Civic Centre, 725 Pittwater Road,
 Dee Why NSW 2099
 DX 9118 Dee Why
 Telephone: 9942 2111

2.3 Zoning

Lot 1 DP.966254 known as 180 Pittwater Road, Manly, has a Zoning of R3 Medium Density Residential. This property falls within a Conservation Area.

⁴ Location Map 180 Pittwater Rd Manly;

<[https://www.google.com/maps/place/180+Pittwater+Rd,+Manly+NSW+2095/@-](https://www.google.com/maps/place/180+Pittwater+Rd,+Manly+NSW+2095/@-33.7890825,151.2850487,16z/data=!3m1!1e3!1s0x6b12ab016ec481dd:0x4f3b0bc3b6a2864a!8m2!3d-33.7890825!4d151.2850487!16s%2Fg%2F11c25t2rs3?entry=tту&g_ep=EgoyMDI1MDkyMi4wIXMDSoASAFQAw%3D%3D)

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[33.7890825!4d151.2850487!16s%2Fg%2F11c25t2rs3?entry=tту&g_ep=EgoyMDI1MDkyMi4wIXMDSoASAFQAw%3D%3D](https://www.google.com/maps/place/180+Pittwater+Rd,+Manly+NSW+2095/@-33.7890825,151.2850487,16z/data=!3m1!1e3!1s0x6b12ab016ec481dd:0x4f3b0bc3b6a2864a!8m2!3d-33.7890825!4d151.2850487!16s%2Fg%2F11c25t2rs3?entry=tту&g_ep=EgoyMDI1MDkyMi4wIXMDSoASAFQAw%3D%3D)>.

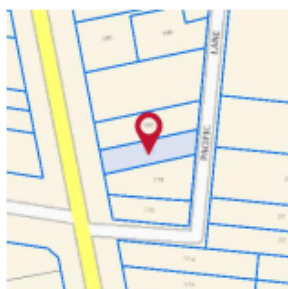
2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Manly Local Environment Plan 2013
Manly Development Control Plan



Property Report

180 PITTWATER ROAD MANLY 2095



Property Details

Address: 180 PITTWATER ROAD MANLY 2095
Lot/Section /Plan No: 1/-/DP966254
Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Manly Local Environmental Plan 2013 (pub. 1-4-2016)
Land Zoning	R3 - Medium Density Residential: (pub. 14-4-2023)
Height Of Building	8.5 m
Floor Space Ratio	0.6:1
Minimum Lot Size	250 m ²
Heritage	The Pittwater Road Conservation Area Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 4
Scenic Protection Land	Scenic Protection

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

FIGURE 2: Property report; 180 Pittwater Road, Manly,⁵ Source Spatial Viewer DoIPE.

⁵ DoPIE, Planning Portal <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/54db2162-f3f9-4d19-ac03-fe8d803db40b.pdf>.

2.5 Context and Streetscape

The subject site is located within the Manly Local Government Area and forms part of a well-established residential street characterised by mature vegetation and a mix of period and contemporary dwellings and multi dwelling developments. The streetscape reflects the traditional “garden suburb” character for which Manly is renowned, defined by large canopy trees, and landscaped front gardens that contribute to a cohesive and leafy setting.

The street presents as a residential avenue, with mature street trees forming a well-spaced canopy and providing visual enclosure. Front gardens typically contain a mix of small shrubs, established trees, and lawn areas, creating a soft interface between private dwellings and the public domain. The existing pattern of development maintains varying setbacks and landscaped areas that allow for visual permeability between properties.

The subject property contains an existing two-storey dwelling, with residential development located directly opposite. The site fronts Pittwater Road and enjoys limited outlook to the east due to existing vegetation and built form in the vicinity. Dwellings along the street are generally one to two storeys in height and display a diversity of architectural styles, with a mix of residential and businesses, ranging from early period homes to more recent contemporary infill housing.



FIGURE 3: Street View 180 Pittwater Rd Manly. Source; Google Maps.

The site is zoned R3 Medium Density Residential, under the provisions of the Manly Local Environmental Plan, where the established character is defined by its garden setting and low-to-medium scale-built form. A defining element of the Manly area is the interplay between buildings and landscaped areas, with garden spaces flowing around and between dwellings. This spatial arrangement reinforces the leafy, open character of the suburb and contributes to its environmental and aesthetic significance as part of Manly's distinctive "garden suburb" identity.

2.6 Existing Areas of the Dwelling

The site has an existing double storey dwelling accessed via a front pathway to the front of the dwelling and a rear paved parking area.

2.7 Existing off-street parking

The property contains an existing rear paved parking area for 2 cars.

2.8 Existing Landscaping

The landscaping to the existing property consists of a generally level site sloping down from the front of the boundary to the rear of the dwelling, with scattered small shrubs & trees. To the front and rear yard there are fences and masonry walls with the side of the dwelling providing a paved entertaining area incorporating an outdoor space with the fences and walls to the boundaries. The existing landscaping is to be maintained where possible for this development.

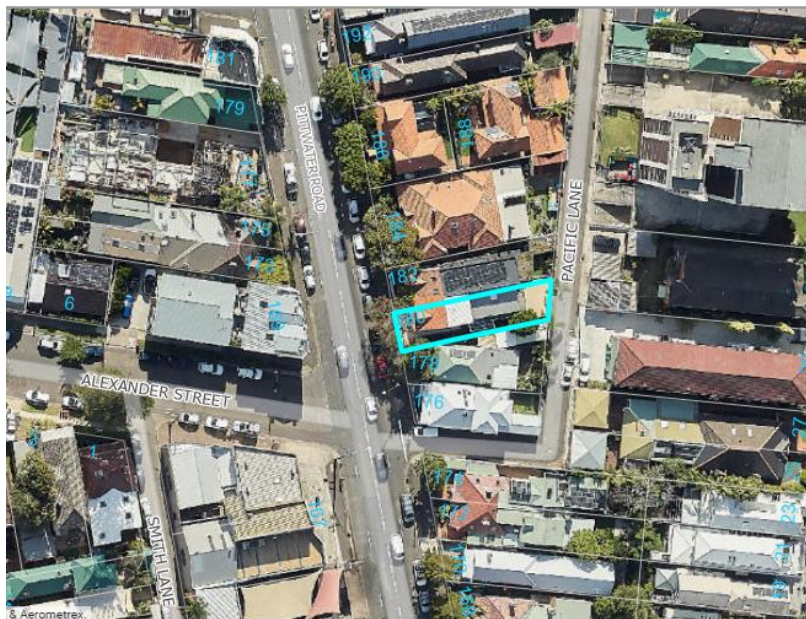


FIGURE 4: Aerial View; 180 Pittwater Road Manly, Source NB Council.

3 THE PROPOSAL

The proposed development has been designed to maintain the established visual character of the street, consistent with the prevailing “garden suburb” qualities of the Manly locality. The scale, bulk, and architectural expression of the dwelling will remain sympathetic to surrounding development, ensuring the streetscape presentation continues to reflect the landscaped, low-scale suburban setting that defines the area.

The works are proposed to be undertaken in three stages. The existing building will remain a two-storey dwelling, with the primary external form, scale, and bulk being retained. The front façade will be preserved to maintain the established streetscape character, while the proposed upper-level additions are located to the rear of the building to minimise visual impact from the street.

Internally, the ground floor will be refurbished to provide a more functional and contemporary layout, including new kitchen, dining, and living areas, as well as the reconfiguration of existing bedrooms. On the upper floor, the proposed works include a new office/rumpus area to the front, with the master bedroom relocated to the rear, incorporating an ensuite and walk-in robe.

Externally, the proposal introduces a new swimming pool with an adjoining deck to enhance outdoor living and private open space amenity. The existing driveway will provide access and off-street parking to the rear of the property.

Overall, the proposal delivers a high-quality residential outcome that enhances internal amenity, improves liveability, and respects the existing built form and landscape character of the locality. The dwelling will continue to contribute positively to the Manly garden suburb character through the retention of landscape elements and the preservation of an appropriate building scale and form.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New pool and surrounding deck
- Replace path at front of dwelling with grass
- New windows & doors.
- New sheet metal roof & skylights.

- New side grassed area with stepping stones.
- New side tiled area
- New rear storage area

Internally the proposal encompasses:

- New upper floor addition with master bedroom, ensuite, WIR, office/rumpus area
- New ground floor bedrooms at front of dwelling
- New kitchen, dining and living areas
- New stairs
- New Laundry

3.2 Present and Future uses of the Residence

The present use of the residence is as an attached private residence on its own title, and this will **not** change with the proposal.

3.3 Purpose for the additions

The proposal provides better provision for access and internal articulation of the existing dwelling that is fitting for the Manly area. The owner is looking to modernise the existing dwelling with new ground and upper floor additions and improved external areas including a new pool. The refurbishing of existing internal areas and new kitchen including new joinery, new lounge and dining will be more usable for the owner's family. Most works are proposed within the existing footprint of the dwelling with the inclusion of new windows & doors providing improved ventilation and solar access. The design maximizes the existing dwelling & available area of land whilst improving the bulk and scale of the existing dwelling. The proposed development maintains the north and south aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally

matching existing or sympathetic to the existing materials, comprising of:

Masonry, Timber framed and clad walls

Alloy/Timber windows and doors

New timber deck

New masonry paving.

New Timber skylights.

3.5 Height

The height of the new development is 5.998m

and will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	234.5m ²	-
FSR (FSR max 0.6:1) Exist FSR Proposed FSR	131.23 m ² (0.56:1) 204.21 (0.87:1)	140.7m ²
Height	5.998m	8.5m
Existing Impervious area	184.38m ²	131.67m ² =55%
Proposed Impervious area	178.05m ²	

The proposed works to the rear of the property increase the pervious area by 2.22m² providing for increased garden space in water filtration, this is in keeping with the adjacent property. The existing plantings provide privacy between neighbouring properties that is currently in place. The proposed landscaped area is, in our opinion, is reasonable as the existing areas are generally maintained or provide increased pervious areas. Our proposal achieving & improving on the objectives under landscaped open space of the MDCP.

The proposed works are not visually dominant as the new addition is at the rear and has a large setback from the front façade past the existing roof apex. This connects to the existing roofed area to blend into the existing dwelling & prevent excessive bulk to the front of the property. It is in our opinion that the setbacks are reasonable, considering the current surrounding built form & existing terrain, with the proposal achieving the objectives outlined under side boundary envelopes in MDCP.



FIGURE 5: Open Space Map. Source NB Council

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	2.407m (Exist)	6.0m
Rear Set Back	4.309	8.0m
Side Set Back North	0m (Existing dwelling)	Exist
Side Set Back South	2.340m	1.867m

The proposed development maintains setbacks that are generally consistent with existing dwellings and adjacent properties along Pittwater Road. Both the existing and proposed additions are located clear of the required boundary setbacks and remain in keeping with the established built form and pattern of development in the locality.

The existing streetscape along Pittwater Road exhibits an irregular pattern of development, (Figure 4) with dwellings of varying scale, age, and architectural style. The orientation of dwellings along this section of the road is typically east–west, responding to site topography, solar access, and frontage alignment. Within this context, the proposed additions have been carefully designed to achieve a sense of visual cohesion and a consistent front setback relationship with neighbouring properties, thereby contributing to a more unified pattern of development.

A concession is sought for the location of the existing driveway, which has been positioned in response to the existing dwelling's siting and structural constraints. The driveway alignment will maintain safe access and preserve existing landscape elements where possible.

The proposed works maintain visual continuity using soft landscaping within the front setback and parking areas positioned toward the rear of the site. The dwelling's siting, together with the rear additions, ensures the retention of garden areas that contribute to the open, landscaped character typical of the Manly garden suburb.

Importantly, the development preserves key view lines and solar access to adjoining properties, with neighbouring dwellings benefitting from eastern orientation and open landscaped areas. Collectively, the proposal provides an improved streetscape outcome, reinforcing the established landscape character and contributing positively to the visual quality of the Pittwater Road precinct.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently an existing access to a driveway at the rear of 180 Pittwater Road. This will be maintained with this proposal. The proposed development will have no detrimental impact on traffic flow.

3.9 Solar Access and Overshadowing

The site slopes from the west to east. The location of the proposed additions has been

carefully designed to maximize the north-westerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the adjacent property.

3.10 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 180 Pittwater Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with any new windows separated from the neighbouring dwelling & using existing natural screening for privacy. The new cladded walls and existing masonry & timber walls provide a barrier to the neighbours on the adjacent boundaries, and the new areas do not directly impact neighbouring properties.

3.11 Conservation Area

Proposed works and additions to the property are located within the Pittwater Road Conservation Area. (Ref. Heritage Statement attached to this application)

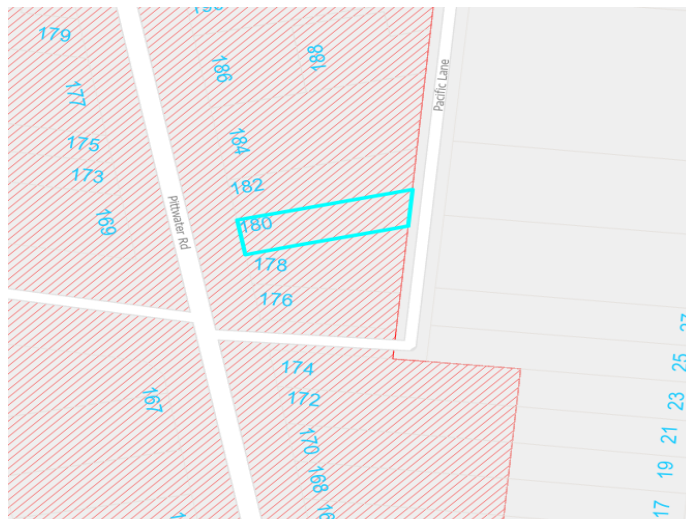


FIGURE 6: Manly Heritage Conservation Area Map; 180 Pittwater Road Manly. ⁶ Northern Beaches Council.

3.12 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry & timber

⁶ Manly Heritage Conservation Area Map; 180 Pittwater Rd, Manly;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=464334>>.

framed walls with timber & concrete floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

3.13 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

3.14 On-Site Detention

These alterations & additions for single residential dwellings will not require OSD.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northern aspect.

4.2 Passive Solar Heating

The existing living spaces have timber & concrete floors with masonry & timber walls. The outdoor areas are tiled & timber boards to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs are existing and to be maintained or improved under this proposal, they reduce the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows are to be used to assist in passive cooling.

4.4 Natural light

Existing large opening windows and doors and new windows and skylight to the dwelling have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from a masonry, concrete & timber framed construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling including batts to the exterior walls in accordance with the Basix Certificate.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the rear yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Manly is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 180 Pittwater Road is a good example of this in that it has its car parking in the existing rear driveway minimising cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be improved. There are generous areas of ground dedicated to the planting of landscaped areas in both the front, side and the rear areas of the property.

4.8 Development on Sloping Land

No. 180 Pittwater Road, Manly is not shown in a Landslip Area on Northern Beaches Council Landslip map. The proposed development has a low risk of landslide in relation to both property & life due to the minimal grade & structural integrity of the site & dwelling. The development will have minimal impact on or affect the existing subsurface flow conditions due to minor excavation for footings and minimal

disturbance of soil. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system.

4.9 Building Form

Residential buildings in Manly are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are timber & masonry with the new cladded timber frame and masonry walls to be in keeping with the existing. The new works have been designed to improve the access and articulation space and overall look of the building form & to create a modern design that suits the area.

4.10 Roof Form

The existing house has a pitched roof that is proposed to be maintained under this proposal apart from the new roof located over the new rear addition which will make use of a low-pitched sheet metal roof. This will maintain the height of the roof structure & limit overshadowing.

4.11 Walls

A distinctive feature of the Manly house is that the walls are constructed from brick and timber framing with the proposed walls to use rendered masonry and cladded timber stud walls to create a modern finish to the property.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the Manly area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed windows at 180 Pittwater Road are to be constructed in aluminium or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.13 Garages and Carports

The freestanding houses in Manly allow for the cars to drive to the front, rear or down the side of the house. This development maintains the existing rear driveway and

parking area.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Side & rear fences are to be maintained for this development.

4.16 Garden Elements

The garden areas are to be generally maintained promoting the concept of a garden suburb. No substantial trees are to be affected with existing planting & grassed areas maintained to the front & rear areas where possible, which assists in enhancing the streetscape.

5 GEOTECHNICAL RECOMMENDATION

Schedule 11 - Suggested Checklist for Preliminary Assessment of Site Conditions in relation to the preparation of Site Stability Reports

1. Site Location (Street and Position in street - above or below; Site dimensions - block shape & size):
2. Geotechnical Area in which the site is located):
3. Proposed development (general description, including maximum excavation depths, maximum fill depths, and proximity to existing structures):
4. Existing site: description e.g., topography, slope angles (in degrees), exposures of rock and soil, existing site development, evidence of possible slope instability:
5. Recommendations: based on the above items, and the flowchart below that indicates the principal factor(s) considered in the assessment, it is recommended that:

Geotechnical assessment is not required.

5.1 Checklist Flow Chart

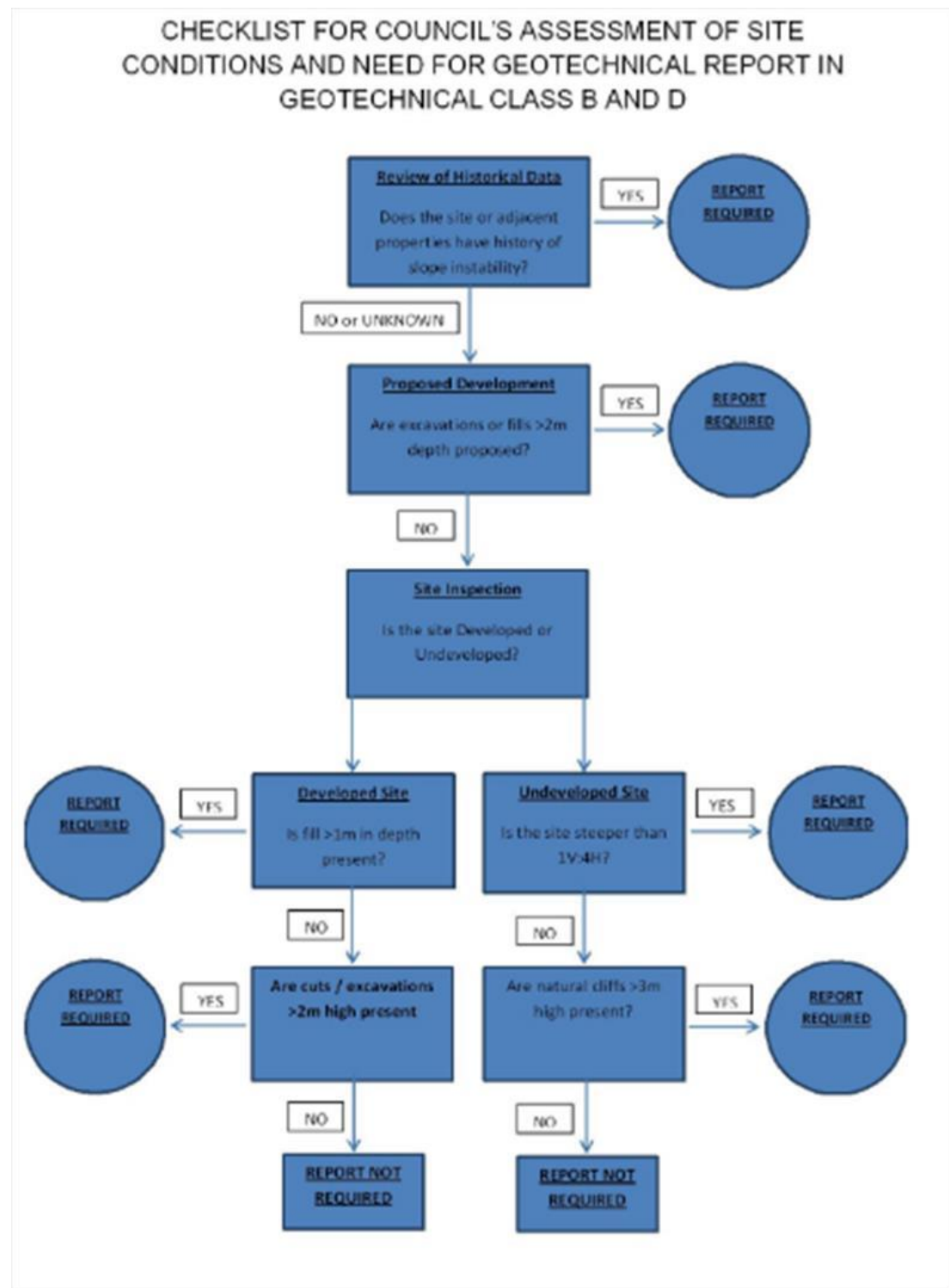


Figure 8: Northern Beaches Council, Checklist for councils' assessment ⁷

⁷ Manly DCP Geotechnical Checklist:
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhib=>.

6 CONCLUSION

6.1 *Summary*

The proposed development at 180 Pittwater Road, Manly is considered an appropriate and well-resolved response to the site and its surrounding context. The design achieves a balanced outcome between the desired R3 Medium Density Residential character, internal amenity, and the retention of outdoor private open space.

The proposal is sympathetic to the established streetscape and consistent with the evolving residential character of Manly, reinforcing the “garden suburb” setting through the retention of landscaped areas and a scale compatible with neighbouring dwellings. The architectural composition respects the form and rhythm of surrounding buildings while incorporating contemporary elements that enhance liveability and environmental performance.

The design utilises high-quality materials, including a combination of masonry and cladding, natural timber finishes, and extensive glazing to promote natural daylight, cross-ventilation, and energy efficiency. These design features collectively enhance both the immediate and long-term amenity of the dwelling and contribute positively to the character of the local area.

The proposal has been carefully considered to minimise any potential impact on adjoining properties, maintaining privacy, solar access, and view corridors consistent with the objectives of the Manly Local Environmental Plan and Development Control Plan.

Accordingly, the development represents a suitable and sustainable outcome for the site, aligning with the planning intent of the locality. It is therefore respectfully submitted that Council supports the Development Application.

7 APPENDIX 1 – Schedules

7.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
Wall	Timber frame/Masonry. Rendered/Cladded	Colourbond Black	By Owner
Doors	Timber	Paint	By Owner
Window	Alloy/Timber & glass	Paint	By Owner
Roof	Metal Deck	Colourbond	By Owner
Deck	Timber Decking	Paint	By Owner