



Clause 4.6 Variation Request

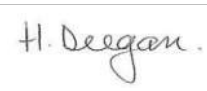
Floor Space Ratio
(Clause 4.4) Manly LEP 2013

95 Bower Street and 29, 31 and 35 Reddall Street,
Manly

Submitted to Northern Beaches Council
On Behalf of mProjects

JUNE 2019

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	21/06/19	Draft 01	
		Prepared by	Verified by
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02	27/06/19	Final	
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Disclaimer

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APPENDICES

Appendix No	Document Title	Prepared by
1	View Sharing Assessment	Squillace Architects
2	Survey	Chase Burke Harvey

1. INTRODUCTION

This is a formal written request that has been prepared in accordance with Clause 4.6 of the Manly Local Environmental Plan 2013 to support a development application submitted to Northern Beaches Council for demolition works and the construction of 4 townhouses and 19 apartments at 95 Bower Street and 29, 31 and 35 Reddall Street, Manly (“the site”).

The objectives of Clause 4.6 are to provide an appropriate degree of flexibility in applying development standards to achieve better outcomes for, and from, development.

As the following request demonstrates, a better planning outcome would be achieved by exercising the flexibility afforded by Clause 4.6 in the particular circumstances of this application.

The development standard that this request seeks approval to vary is the Floor Space Ratio (FSR) control in Clause 4.4 of the Manly Local Environmental Plan 2013.

The numeric value of the FSR development standard is 0.6:1.

The development standard is not specifically excluded from the operation of Clause 4.6 of the Manly LEP.

This request has been prepared having regard to the Department of Planning and Environment’s Guidelines to Varying Development Standards (August 2011) and relevant decisions in the New South Wales Land and Environment Court and New South Wales Court of Appeal¹.

In *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 (“Initial Action”), Chief Justice Preston provided further clarification on the application of cl 4.6 and the preconditions which must be satisfied for consent to be granted pursuant to cl 4.6(4). That is, the consent authority must form two positive opinions of satisfaction under cl. 4.6(4)(a), as summarised below:

- the written request has **adequately** demonstrated that the matters under cl 4.6(3) are satisfied, being that compliance with the standard is unreasonable or unnecessary, and there are sufficient environmental planning grounds to justify contravening the development standard. It is not the consent authority’s role to directly form an opinion as to whether these matters are satisfied, rather indirectly by the satisfaction that the written request has addressed these matters.
- be **directly satisfied** that the proposed development satisfies cl 4.6(4)(a)(ii), being the proposed development will be in the public interest because it is consistent with the objectives of the zone and the objectives of the development standard. The consent authority must form this opinion directly, rather than indirectly satisfied that the written request has adequately addressed these matters.

The consent authority does not have to directly form the opinion of satisfaction regarding the matters in cl 4.6(3), but only indirectly form the opinion of satisfaction that the applicant’s written request has adequately addressed the matters required to be demonstrated by cl 4.6(3) (Initial Action [25]).

In Sections 3 and 4 of this request, we have explained how flexibility is justified in this case in terms of the matters explicitly required by clause 4.6 to be addressed in a written request from the applicant. In Sections 4, 5, 6 and 7 we address additional matters that the consent authority is required to be satisfied of when exercising either the discretion afforded by Clause 4.6 or the assumed concurrence of the Secretary.

The following request demonstrates that by exercising the flexibility afforded by cl 4.6, in the particular circumstances of this application, not only would the variation be in the public interest because it satisfies the relevant objectives of both the R1 General Residential zone and the development standard, but it would also result in a better planning outcome.

¹ Relevant decisions include: *Winten Property Group Limited v North Sydney Council* [2001] NSWLEC 46; *Wehbe v Pittwater Council* [2007] NSWLEC 827; *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 1009; *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90; *Four2Five Pty Ltd v Ashfield Council* [2015] NSWCA 248; *Moskovich v Waverley Council* [2016] NSWLEC 1015; *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7 and *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118.

2. THE SITE AND ITS CONTEXT

The site is located at 95 Bower Street and 29, 31 and 35 Reddall Street, Manly and is legally described as Lots 81-84 DP 8076. The site currently comprises four detached dwelling houses set, ranging from one storey to two-storey in height. The immediate locality is predominantly residential in character, comprising a variety of dwelling houses and residential flat buildings varying in height from single storey to eight storeys. An aerial view of the site is provided in **Figure 1** below. Specifically, the existing residential building located to the north-west of the site at 97 Bower Street, has an approximate height of RL 22.580 AHD. On the upper (southern) side of Reddall Street, there are 2 and 3 storey dwelling houses and residential flat buildings. These buildings have the following approximate maximum building heights:

- 28 Reddall Street (2-3 storey residential flat building) – RL 35.135 AHD
- 30 Reddall Street (2-3 storey dwelling house) – RL 36.100 AHD
- 32 Reddall Street (1 storey dwelling house) – RL 31.630 AHD

The dwellings and residential flat buildings located to the north-east of the site, across Bower Street, have the following approximate maximum building heights. Refer to the Survey Plan at **Appendix 2** for further detail.

- 1 Bower Lane (2 storey dwelling house) - RL 14.580 AHD
- 94 Bower Street (2 storey residential flat building) – RL 13.930 AHD

The surrounding area has a FSR control of 0.6:1. However, the majority of existing buildings, in particular to the immediate north, west and south of the site, exceed the standard. The four buildings directly to the west of the site, along Bower Street, and three buildings to the north, on the opposite side of Bower Street, have a FSR of equal to or greater than 1:1. The building located at 138 Addison Road, Manly, on the corner of Reddall Street and Addison Road, has a FSR of over 1.5:1.



Figure 1: Site plan of the subject site, approximate outline of development site outlined in red (Source: SIX Maps)

3. EXTENT OF VARIATION

The site has a maximum FSR standard of 0.6:1 as specified under Clause 4.4 of the Manly Local Environmental Plan 2013 (MLEP) as shown in **Figure 2**.



Figure 2: Extract of the Manly LEP Floor Space Ratio Map (Source: NSW Legislation)

As demonstrated on the plans prepared by Squillace Architects, the proposed development has a maximum FSR of 0.987:1. Subsequently, the proposed development breaches the 0.6:1 FSR control by 0.387:1 (i.e. 65% variation).

The proposed development therefore seeks a variation to the FSR standard to ensure that the proposal delivers an appropriate built form that is consistent with the desired future character as outlined in the MLEP.

4. COMPLIANCE WITH THE DEVELOPMENT STANDARD IS UNREASONABLE OR UNNECESSARY IN THE CIRCUMSTANCES OF THIS CASE. [CL.4.6 (3)(A)]

4.1. Achieves the objectives of the standard

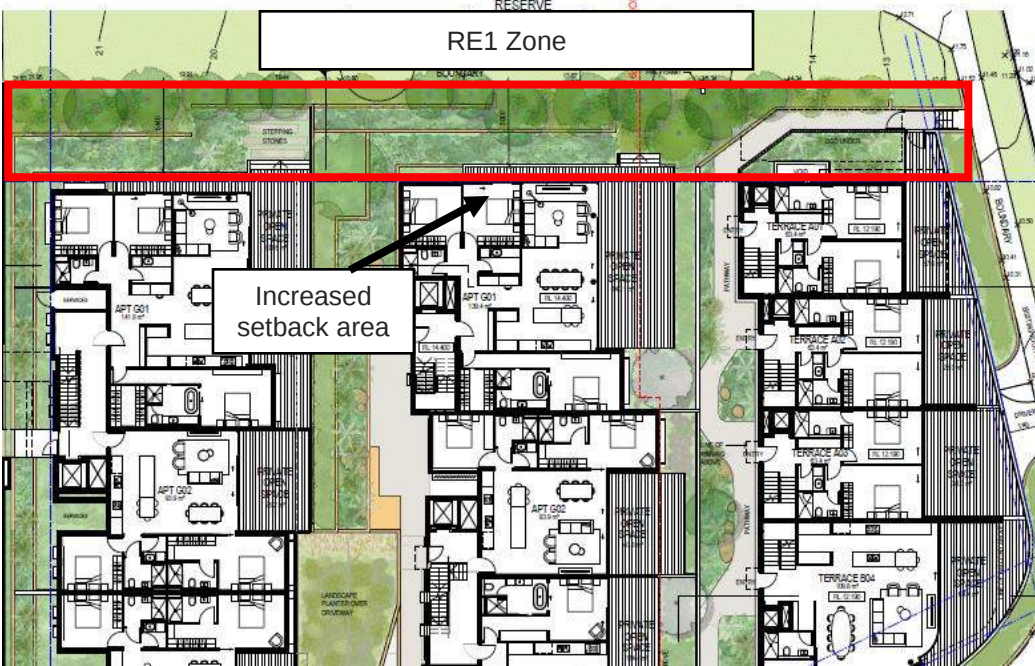
Compliance with the FSR is unreasonable or unnecessary in the circumstances of this case because, as explained in **Table 1**, the objectives of the development standard are achieved, notwithstanding non-compliance with the standard.²

Table 1: Achievement of Development Standard Objectives – Clause 4.4 Floor Space Ratio of the Manly Local Environmental Plan 2013

Objective	Discussion
(a) to ensure the bulk and scale of development is consistent with the existing and desired streetscape character,	The proposed development is consistent with the existing streetscape and surrounding built form, which is characterised by a series of different land uses and built form typologies, including dwellings houses and residential flat buildings. It maintains an appropriate bulk and scale on the site, whilst protecting existing ocean views enjoyed from the adjacent dwellings to the southwest. The proposed development will be situated along the decline of both Bower and College Streets. As a result, the proposal will have a physical appearance and height which will be similar to the development surrounding (see Figure 3 below). As outlined in the survey at Appendix 2, the existing residential building located to the north-west at 97 Bower Street, has a height of RL 22.58 AHD. The proposed development has a height of approximately RL 21.01 ADH (to the top of the roof), along its Bower Street frontage, which is approximately 1.57 metres below the height of adjacent dwelling. The height of the development does however increase, to a maximum height of RL 29.36 AHD along Reddall Street, responding to the site's varied topography. The buildings step down the site and "read" as 1 to 2 storeys on Reddall Street and then 2 to 3 storeys from Bower Street. This is consistent with adjoining developments. The development is also representative of the desired future character of the Manly locality. It is generally compliant with the controls set out in the Manly Development Control Plan (Manly DCP), such as the landscaping, setbacks and separation distances, which assists in defining the desired future character of the area and streetscape. It 'shares' the obligations as specified in SEPP 65 and the ADG with regard to building separation and ensuring neighbouring properties have the opportunity to achieve solar access, whilst not restricting the development potential of surrounding sites. Surrounding developments also exceed the permissible FSR control of 0.6:1. Existing buildings immediately surrounding the site have FSRs of over 1.5:1. Refer to Section 4.3 for further information.

² In *Wehbe v Pittwater Council* [2007] NSWLEC 827 Preston CJ identified 5 ways in which an applicant might establish that compliance with a development standard is unreasonable or unnecessary and that it is sufficient for only one of these ways to be established. Although the decision concerned SEPP 1, it remains relevant to requests under clause 4.6 as confirmed by Pain J in *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90, notwithstanding that if the first and most commonly applied way is used, it must also be considered in 4.6(4)(a)(ii). The 5 ways in *Wehbe* are: 1. The objectives of the development standard are achieved notwithstanding non-compliance with the standard; 2. The underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary; 3. The objective would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable; 4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence the standard is unreasonable and unnecessary; or 5. The zoning of the land is unreasonable or inappropriate. The five ways are not exhaustive, and it may be sufficient to establish only one.

Objective	Discussion
	 <i>Figure 3: Bower Street Streetscape (Source: Google Street View)</i>
<i>(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,</i>	In terms of design, the bulk and scale of the proposed buildings are sited to mitigate any adverse impacts and to ensure it does not obscure important landscape and townscape features. The site is adjacent to a RE1 Public Recreation Zone along its north-western boundary. Building setbacks of up to 6 metres have been provided along this boundary. This moves the building mass away from the public domain and landscape area, to improve

Objective	Discussion
	connectivity and the sense of openness. Facilitating an improved pedestrian environment (refer to Figure 4). This is an increase of approximately 5 metres when compared to the site's existing buildings.  Figure 4: Site Plan (Source: Squillace Architects) The built form has been massed and articulated in a manner that minimises the visual impact of the development from adjoining properties and streets (refer to the View Sharing Assessment provided at Appendix 1). In addition, the proposed development consolidates several individual allotments into a single allotment for the proposed development. This will create more opportunities for view sharing. Given the site is within the "Foreshore Scenic Protection Area" in the <i>Manly Local Environmental Plan 2013</i> consideration has been given to the proposed scale and mass to ensure it protects the coastal amenity of the foreshore, minimises overshadowing and reduces the conflict between land and water based coastal activities. The impacts of the proposal are not detrimental to the visual amenity of the harbour and coastal foreshore. Detailed consideration has also been given to the topography of the land. The site falls from west to east towards Bower Street. The highest point of the site is located along the western site boundary (i.e. Reddall Street) with levels varying along this boundary from RL 21.69 AHD to RL 22.42 AHD. The lowest point of the site is located on the eastern site boundary (i.e. Bower Street) with levels varying from RL 9.63 AHD to RL 12.07 AHD. The proposed buildings correspond to the topography of the site and have been respectively stepped to reflect the ground level.

Objective	Discussion
(c) to maintain an appropriate visual relationship between new development and the existing character and landscape of the area,	The proposed built form maintains appropriate visual relationships between the development and existing character of the surrounding built form and landscape area by the use of appropriate materials, design techniques and layout of the proposed buildings. The proposal's bulk and scale is consistent with the various building typologies and massing which includes 2 storey residential and multi-storey residential flat buildings. Reddall Street is split. On the upper (southern) side of the street, there are 2 and 3 storey dwelling houses and apartments, which have maximum heights of RL31.630 AHD to RL36.100 AHD. On the lower (northern) side of Reddall Street, properties are generally single to 2 levels, with a 3 storey residential flat building located at 11 Reddall Street. The proposed development maintains this character. It has a maximum height of RL 29.36 AHD, which appears as a 2 storey dwelling when viewed from Reddall Street (refer to Figure 5). On the high side of Reddall Street allowing for the maintenance of views and creation of new views by the design, which moves the building both to the east and away from the RE1 zoned land.  <i>Figure 5: Proposal when viewed from 28 Reddall Street (Source: Squillace Architects)</i> The use of key architectural elements including materials, colour palette and finishes will ensure the architectural response to this site is consistent with and respectful of the surrounding natural and built environment. The building's layout and grouping into terraces and 2 separate residential flat buildings copies existing built forms and the green spaces surrounding them means the development could be considered as 3 separate lots reflective of existing patterns. Overall the building design of roof terracing and mansard roof forms disrupt the verticality of the bulk, while a variation of setbacks to the street provides a consistent street frontage articulation and visual relief to the lineal form.

Objective	Discussion
(d) to minimise adverse environmental impacts on the use or enjoyment of adjoining land and the public domain,	Consideration has been given to SEPP 65 and the ADG with regard to building separation and ensuring neighbouring properties have the opportunity to achieve solar access, whilst not restricting the development potential of surrounding sites. The site is also adjacent to a RE1 Public Recreation zone, along its north-western boundary. Existing buildings are setback approximately 1 metre away from this boundary, which present a poor landscape and pedestrian outcome for the locality. The Manly DCP requires that buildings with a common boundary to land zoned RE1 must be set back at least 6 metres from the common boundary. Gazebos, barbeques and the like are permitted provided within this setback provided they are designed to complement the natural or landscape character of the adjacent RE1 zone. In accordance with the DCP, the proposal provides a 6 metre compliant setback to the adjoining RE1 zoned land, with a small extent of private open space and general landscaping included within this setback. This represent an increase of approximately 5 meters when compared to existing buildings (refer to Figure 6), which assists in improving the landscaped character of the area and the sense of openness.  Figure 6: Existing and proposed buildings (Source: Squillace Architects)

Objective	Discussion
<i>(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.</i>	Not applicable – the site is not within a business zone.

4.2. Development standard has been virtually abandoned or destroyed

Compliance with the FSR development standard is also unreasonable or unnecessary in the circumstances of this case because the development standard has been virtually abandoned or destroyed by the Council's own actions. Council has granted consents to development within the immediate locality, departing from the standard over a lengthy period and hence the standard is unreasonable and unnecessary (Test 4 under Wehbe). That is, by allowing an increase in FSR consistently in the area, the bulk and scale of buildings are greater than that prescribed by the zone and FSR control.

To consider this test, it is important to review and conduct an analysis of existing buildings immediately surrounding the site and within the Manly locality.

Under the Manly Development Control Plan for Residential Zone 2007, the site and the surrounding area had an FSR of 0.6:1 (refer to **Figure 7**). This FSR was ultimately carried across to the Manly Local Environmental Plan 2013, when the LEP was converted to the Standard Instrument Template.



Figure 7: Residential Development Control Plan for Residential Zone 2007, site highlighted with red circle (Source: Manly Council)

As demonstrated in **Figure 9** the FSR of existing buildings immediately surrounding the site. The “purple” and “pink” categories identify existing buildings with a FSR of greater than and/or equal to 1:1, which is similar to the proposed FSR of 0.987:1.

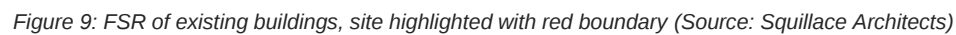
It is evident from this figure that the majority of existing buildings, in particular to the immediate north, west and south of the site, exceed Council’s control and in the immediate vicinity exceed that proposed by the subject development. The four buildings directly to the west of the site, along Bower Street, and three buildings to the north, on the opposite side of Bower Street, have a FSR of equal to or greater than 1:1. The building located at 138 Addison Road, Manly, on the corner of Reddall Street and Addison Road, has a FSR of over 1.5:1.

To the east of the site is a subzone change, where the R1 General Residential zone transitions to the R2 Low Density Residential zone, on the eastern side of College Street, which has a FSR of 0.45:1. This area therefore comprises lower scale development. The proposed development responds to this transitional area by using a “stepped” approach to mitigate the perception of bulk, along its eastern boundary, while responding to the topography of the land and maximising view sharing to the waterfront (refer to **Figure 8**).



Figure 8: South-eastern elevation (Source: Squillace Architects)

The above analysis of existing buildings demonstrate that Council has consistently approved buildings which have exceeded the FSR standard under both the prior DCP and current LEP. This has resulted in the existing character of the area being defined by those large-scale buildings. It is therefore concluded that the proposal scale of the buildings, with a FSR greater than that prescribed, is consistent with the character. In addition, Council’s consistency in approving such variations to FSR makes strict compliance with this standard, in this circumstance, unnecessary and unreasonable.



5. THERE ARE SUFFICIENT ENVIRONMENTAL PLANNING GROUNDS TO JUSTIFY CONTRAVENING THE STANDARD. [CL. 4.6(3)(B)]

In *Initial Action Pty Ltd v Woollahra Council* [2018] NSWLEC 2018, Preston CJ observed that in order for there to be 'sufficient' environmental planning grounds to justify a written request under clause 4.6 to contravene a development standard, the focus must be on the aspect or element of the development that contravenes the development standard and the environmental planning grounds advanced in the written request must justify contravening the development standard, not simply promote the benefits of carrying out the development as a whole.

The SEE prepared for this DA provides a holistic environmental planning assessment of the proposed development and concludes that subject to adopting a range of reasonable mitigation measures, there are sufficient environmental planning grounds to support the development.

There is robust justification through the SEE and accompanying documentation to support the overall development and contend that the outcome is appropriate on environmental planning grounds.

Some additional specific environmental grounds to justify the breach of the standard are summarised as follows:

- The breach of the standard allows for a development that is consistent with the existing and desired future character of the area, established by prior decisions of Council which has established built forms greater than that stipulated in the LEP;
- The development predominately and where appropriate complies with other development controls outlined in the Manly Development Control Plan, such as setbacks, landscape areas and separation distances.
- Compliance with the standard would result in a built form which would be incongruous with the established built form character in the surrounding area, that is a lesser scale and bulk than surrounding buildings;
- Compliance with the standard would be unreasonable or unnecessary, due to the existing controls being virtually abandoned or destroyed from previous consents being granted;
- Compliance with the standard would thwart the achievement of the zone and standard objectives, because it would result in an out of character built form;
- The site's locality is unique as it is not characterised by one particular development type. Consideration has been given to both SEPP 65 and the ADG to ensure the development does not isolate or restrict development potential of surrounding sites;
- There would be no public benefit in requiring full compliance where the proposal satisfies the objectives of the standard and result in a built form which is consistent with the character of the area
- The current concept improves the water views of surrounding development. In addition, the proposed development is a better outcome than individual development on single lots is likely to create.

6. THE PROPOSAL WILL BE IN THE PUBLIC INTEREST BECAUSE IT IS CONSISTENT WITH THE OBJECTIVES OF THE STANDARD AND THE OBJECTIVES OF THE ZONE. [CL.4.6(4)(A)(II)]

In section 3 (above), it was demonstrated that the proposal is consistent³ with the objectives of the development standard. The proposal is also consistent with the objectives of the zone as explained in **Table 2** (below).

Table 2: Consistency with Zone Objectives – R1 General Residential pursuant to the Manly Local Environmental Plan 2013

Objective	Discussion
To provide for the housing needs of the community.	The variation to the FSR facilitates development that provides four townhouses and 19 apartments which are to be provided in two residential flat buildings. The development will increase the housing stock in the locality and will provide for the housing needs of the community.
To provide for a variety of housing types and densities.	The FSR variation allows a development which incorporates two- and three-bedroom apartments and three-bedroom townhouses. The proposed mix will add to the variety of housing types throughout the locality and respond to prevailing market trends in a desirable location.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	The proposed development will be accompanied by ancillary landscaping and infrastructure works to allow for the site to meet the day to day needs of its end users.

As can be seen from **Table 1** and **Table 2**, the proposal is consistent with the objectives of the standard and the objectives of the zone and is therefore considered to be in the public interest.

³ In *Dem Gillespies v Warringah Council* [2002] LGERA 147 and *Addenbrooke Pty Ltd v Woollahra Municipal Council* [2008] NSWLEC the term 'consistent' was interpreted to mean 'compatible' or 'capable of existing together in harmony'

**7. CONTRAVENTION OF THE DEVELOPMENT STANDARD DOES NOT
RAISE ANY MATTER OF SIGNIFICANCE FOR STATE OR REGIONAL
ENVIRONMENTAL PLANNING. [CL. 4.6(5)(A)]**

There is no identified outcome which would be prejudicial to planning matters of state or regional significance that would result as a consequence of varying the development standard as proposed by this application.

8. THERE IS NO PUBLIC BENEFIT OF MAINTAINING THE STANDARD. [CL. 4.6(5)(B)]

Variation of the development standard facilitates a contemporary development which promotes the aims and objectives of both the MLEP and Manly DCP. The proposed building is characteristic of the massing, bulk and scale on the site and those in the immediate vicinity. It will not result in any unreasonable environmental impacts. Moreover, the improved water views are achieved to surrounding developments due to the form and design of the proposed development.

There is no public benefit⁴ in maintaining strict compliance with the development standard given the satisfaction of the objectives of the standards and there are no unreasonable impacts that will result from the variation to the FSR standard. Particularly given, as Council has, within this locality allowed many FSR variations resulting in built forms of the scale and bulk proposed by this application and variation.

⁴ *Ex Gratia P/L v Dungog Council* (NSWLEC 148) established that the question that needs to be answered to establish whether there is a public benefit is “whether the public advantages of the proposed development outweigh the public disadvantages of the proposed development”

9. CONCLUSION

As required by Clause 4.6 of the Manly Local Environmental Plan 2013, this variation request demonstrates that:

- The development achieves the objectives of the development standard and is consistent with the objectives of the R1 General Residential Zone, which maintains the existing and desired future character of the area;
- Compliance with the standard is unreasonable or unnecessary in the circumstances of this case because the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence the standard is unreasonable and unnecessary (Test 4 under Wehbe);
- Compliance with the standard would result in a built form of an incongruous scale and thus thwart the objectives of the standard; and
- There are no detrimental impacts caused as a consequence of the proposed variation;
- The proposed development, notwithstanding the variation, is in the public interest and there is no public benefit in maintaining the standard.

The variation does not raise any matter of State or Regional Significance.

There are sufficient environmental planning grounds to justify the contravention.

On this basis, therefore, it is considered appropriate to exercise the flexibility provided by Clause 4.6 in the circumstances of this application.

APPENDIX 1

View Sharing Assessment

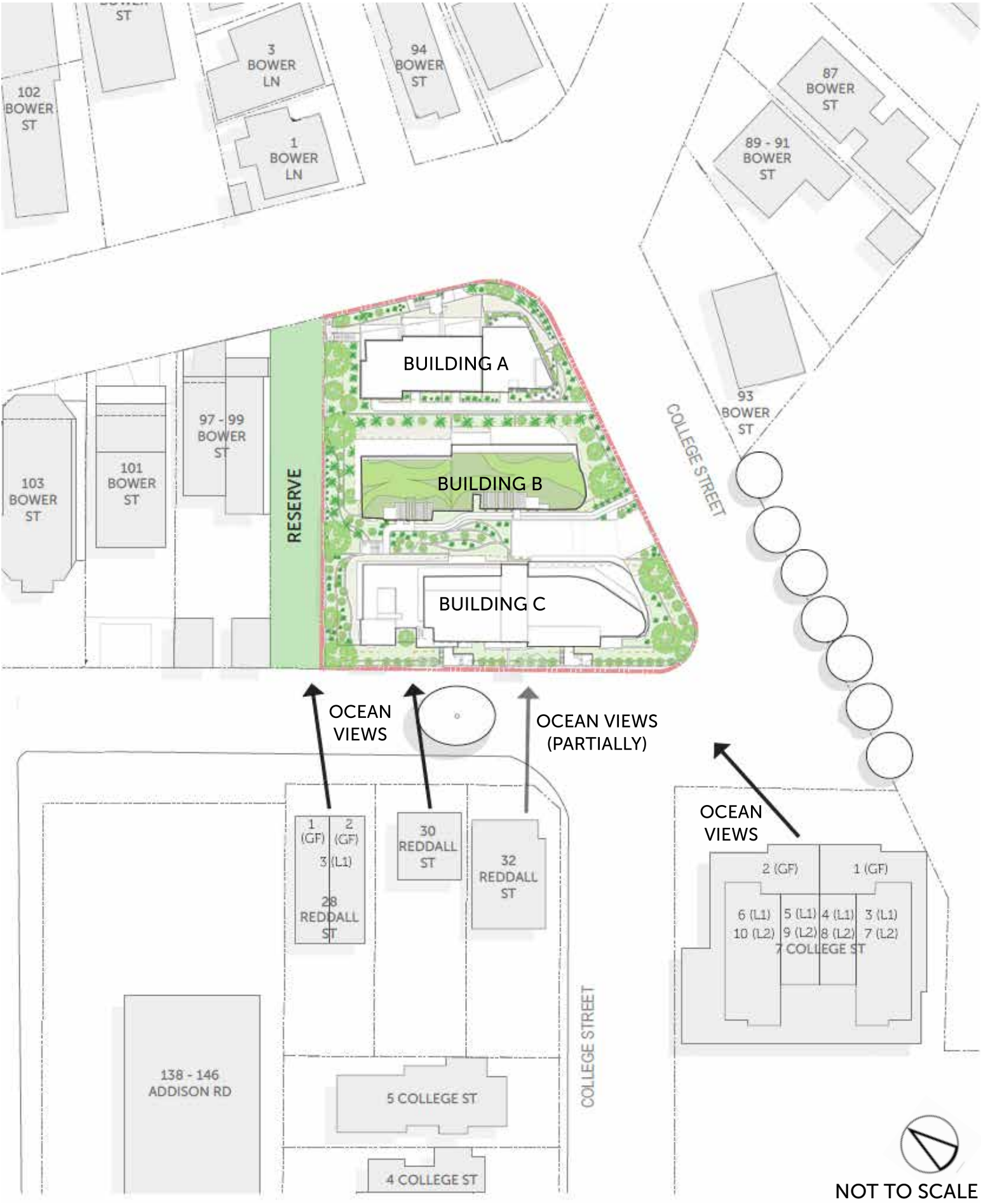
BOWER ST MANLY APARTMENTS

95 BOWER ST & 29, 31, 35 REDDALL ST MANLY

VIEW SHARING ASSESSMENT

June 2019

squillace

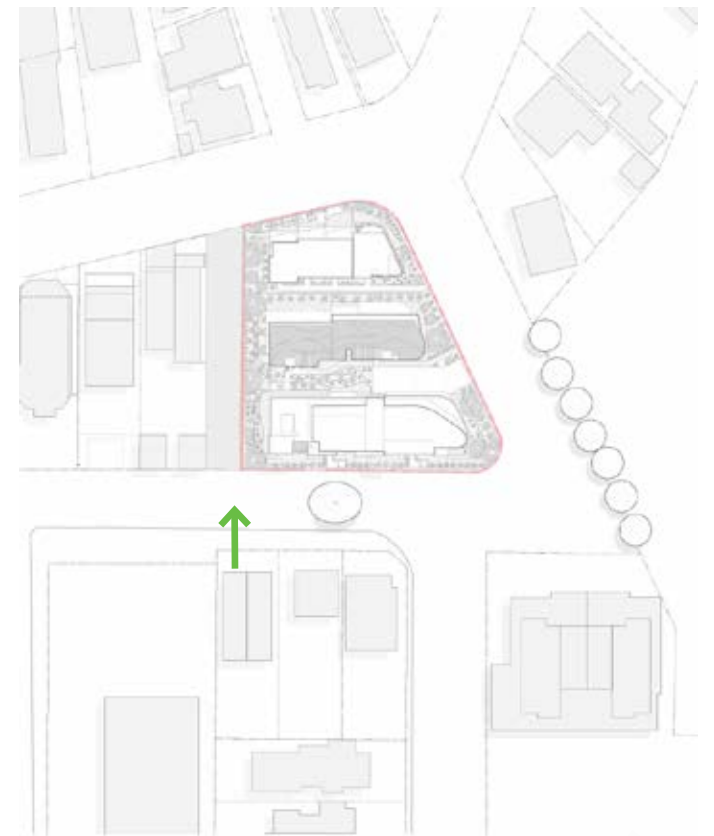


SITE PLAN



EXISTING VIEW

APT 1/28 REDDALL ST
GROUND LEVEL BALCONY



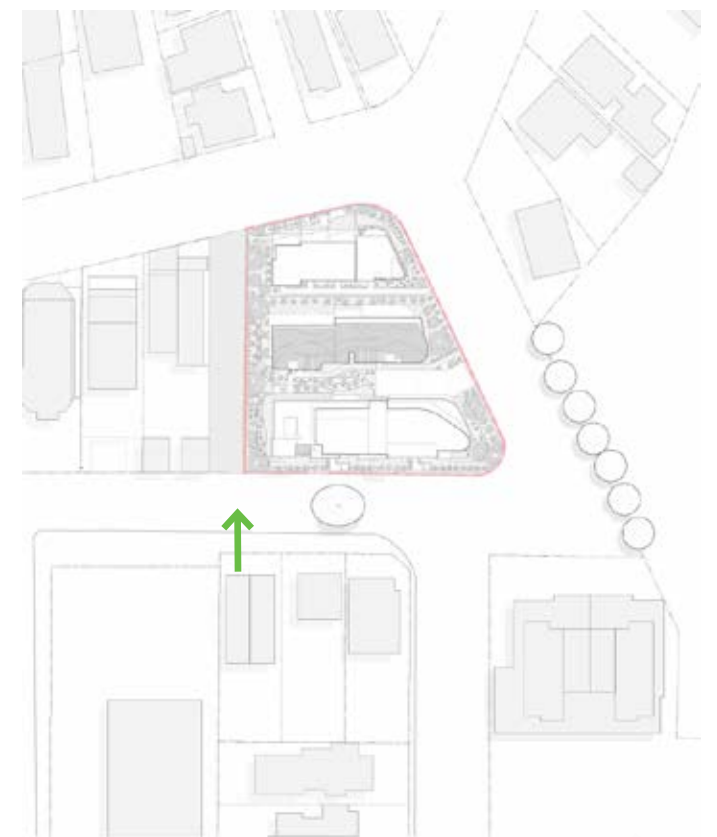
Key:
Increase in water views
Decrease in water views

squillace



PROPOSED VIEW

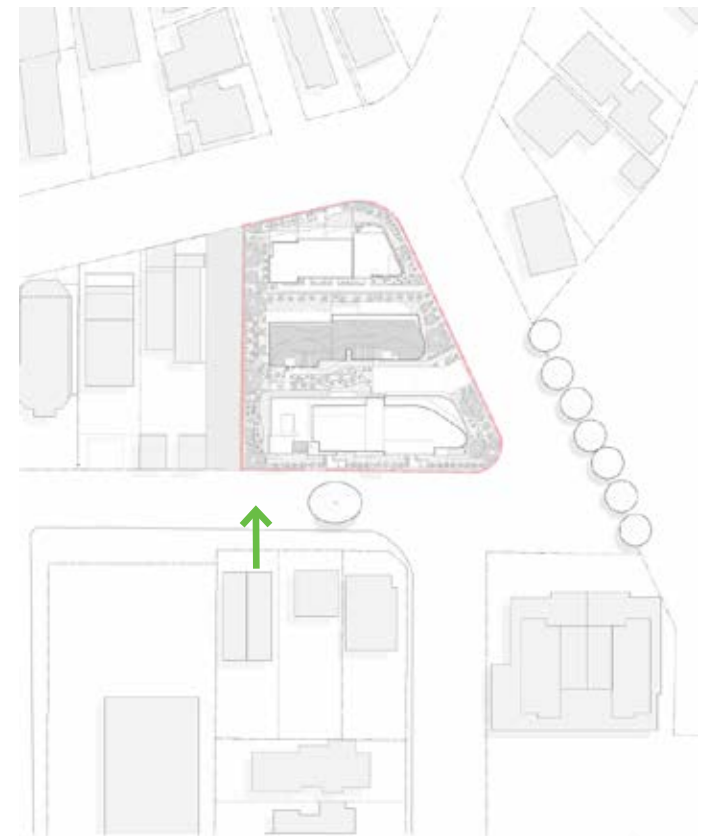
APT 1/28 REDDALL ST
GROUND LEVEL BALCONY





EXISTING VIEW

APT 2/28 REDDALL ST
GROUND LEVEL BALCONY



Key:

 Increase in water views

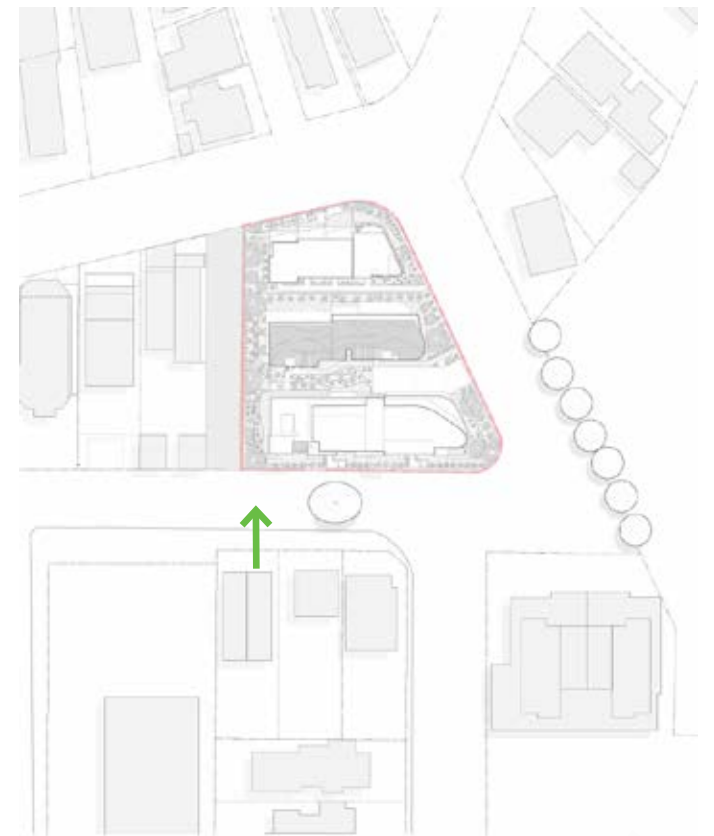
 Decrease in water views

squillace



PROPOSED VIEW

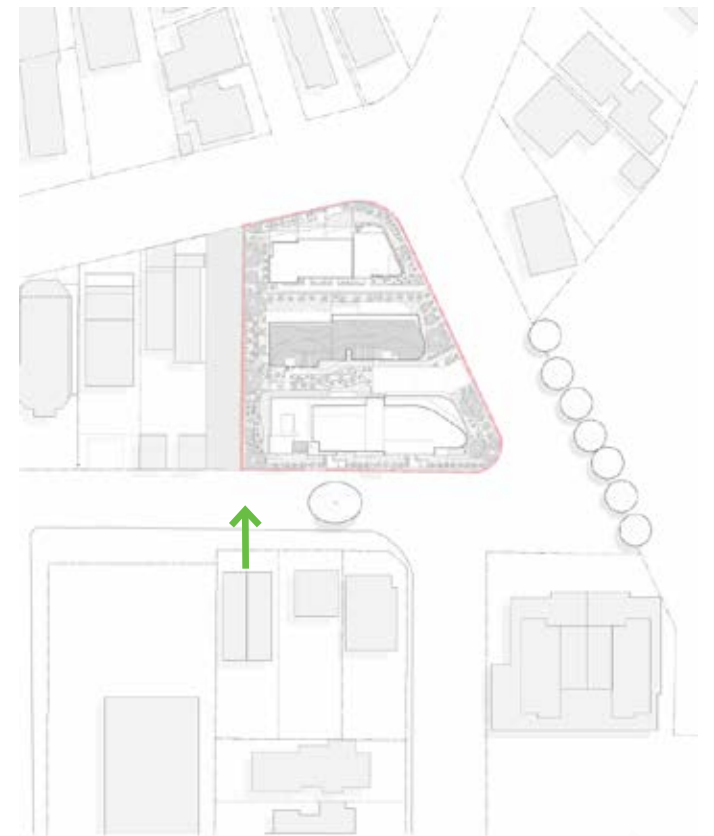
APT 2/28 REDDALL ST
GROUND LEVEL BALCONY





EXISTING VIEW

APT 3/28 REDDALL ST
LEVEL 1 BALCONY



Key:

■ Increase in water views

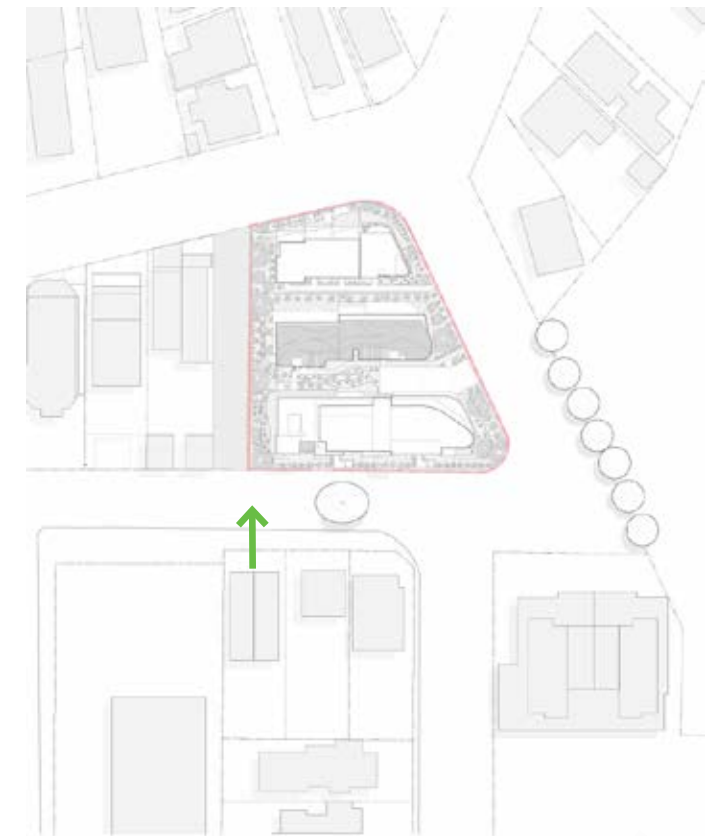
■ Decrease in water views

squillace



PROPOSED VIEW

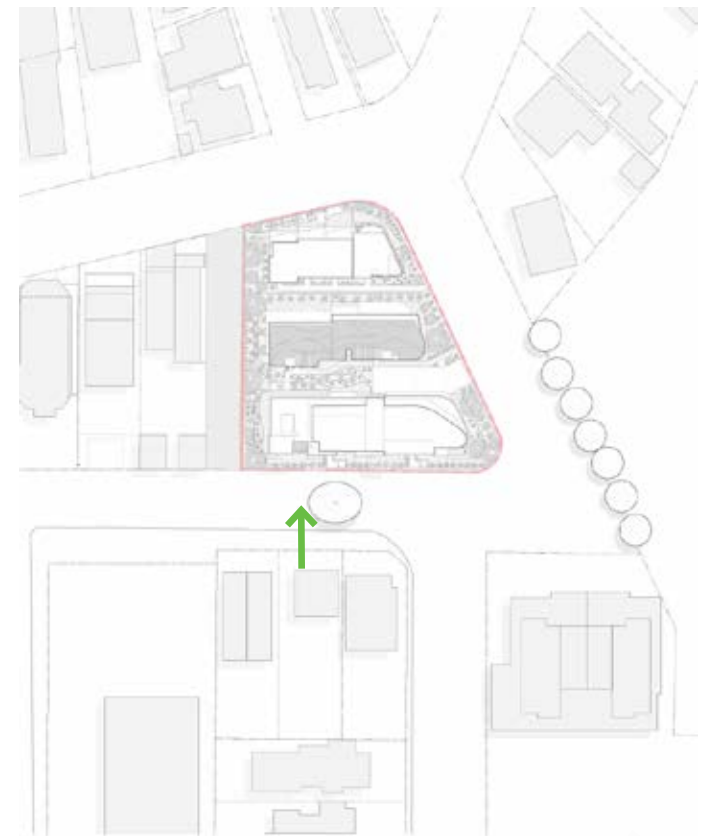
APT 3/28 REDDALL ST
LEVEL 1 BALCONY





EXISTING VIEW

30 REDDALL ST
GROUND LEVEL BALCONY

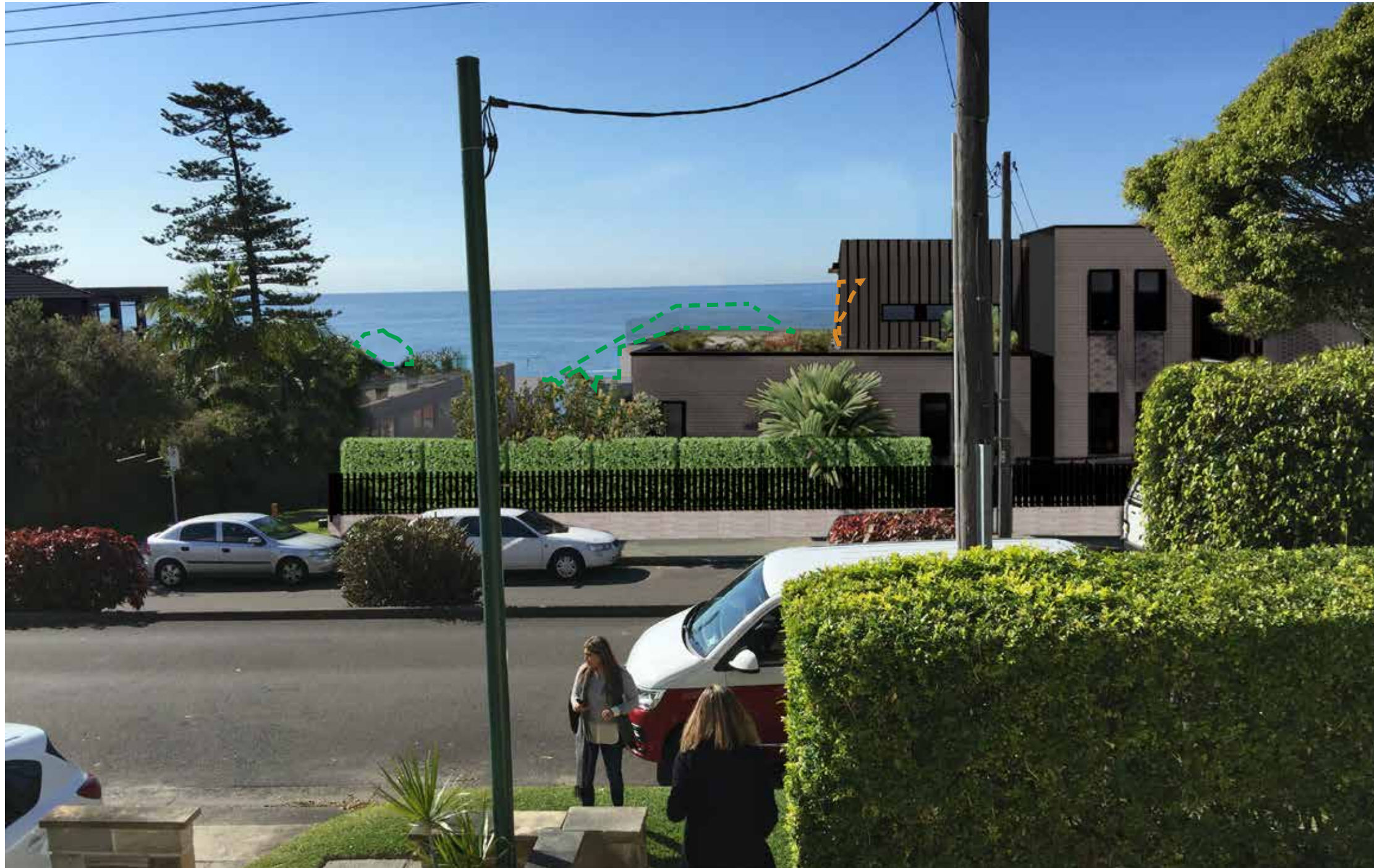


Key:

 Increase in water views

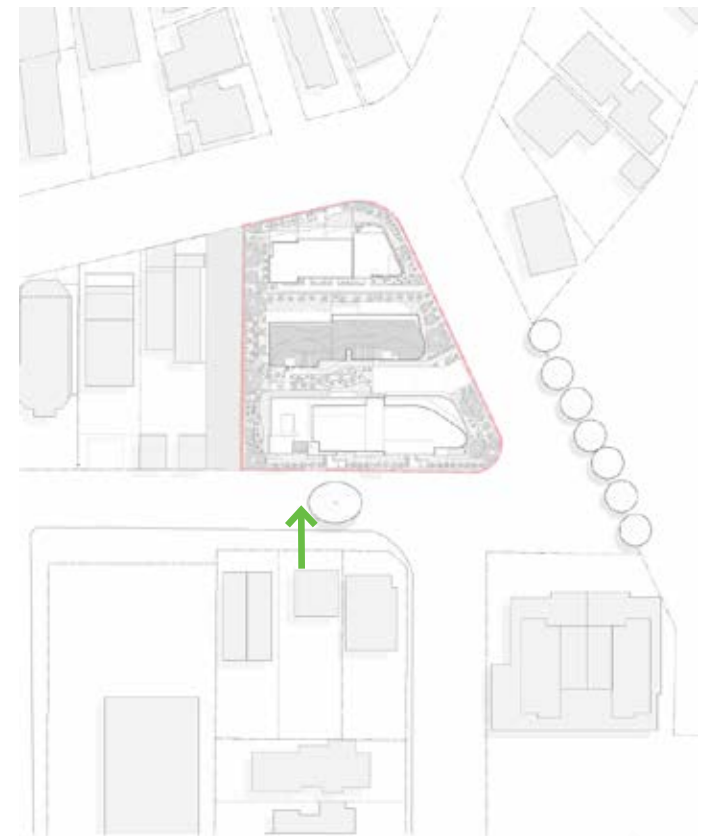
 Decrease in water views

squillace



PROPOSED VIEW

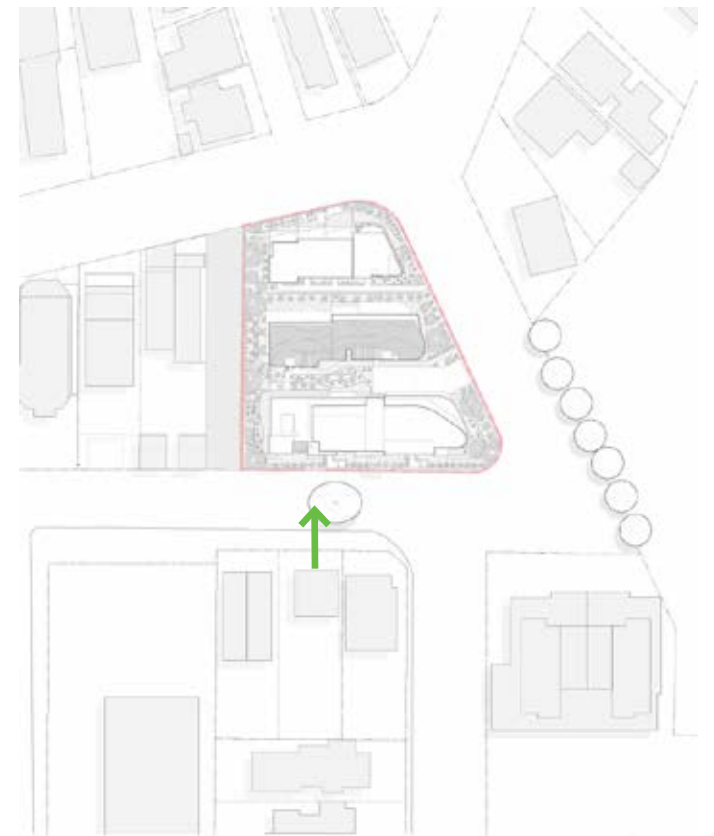
30 REDDALL ST
GROUND LEVEL BALCONY





EXISTING VIEW

30 REDDALL ST
GROUND LEVEL BALCONY

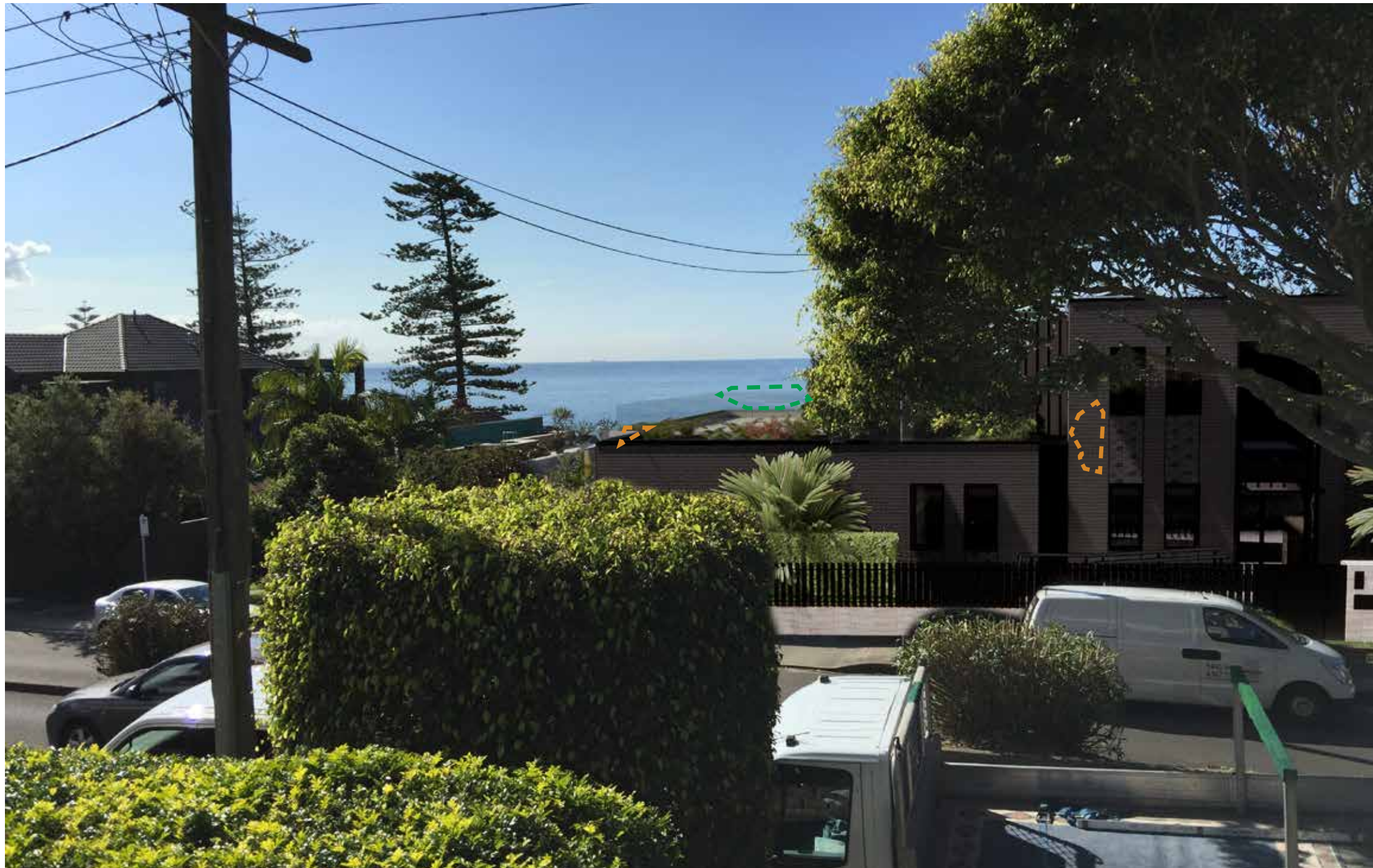


Key:

 Increase in water views

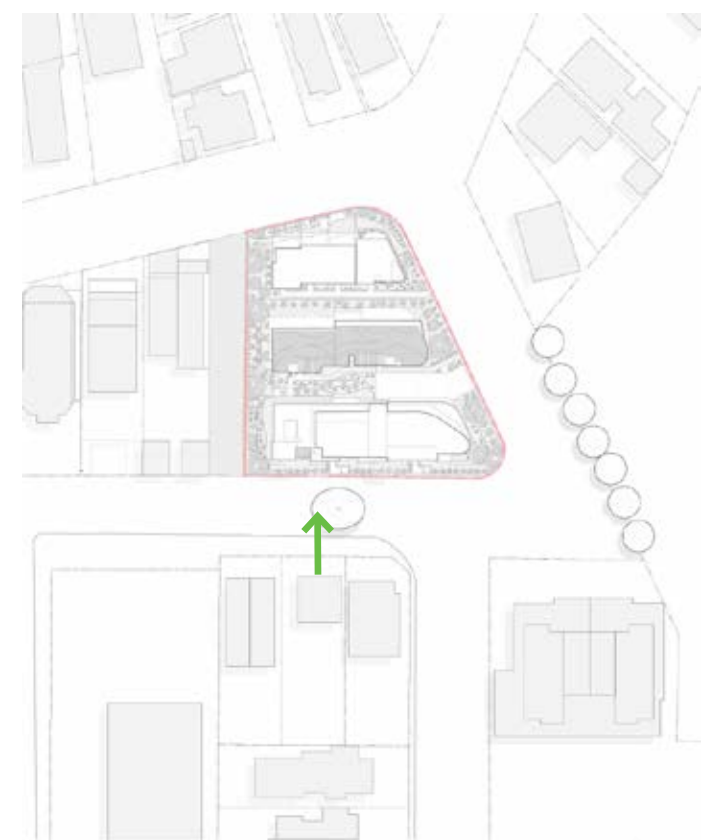
 Decrease in water views

squillace



PROPOSED VIEW

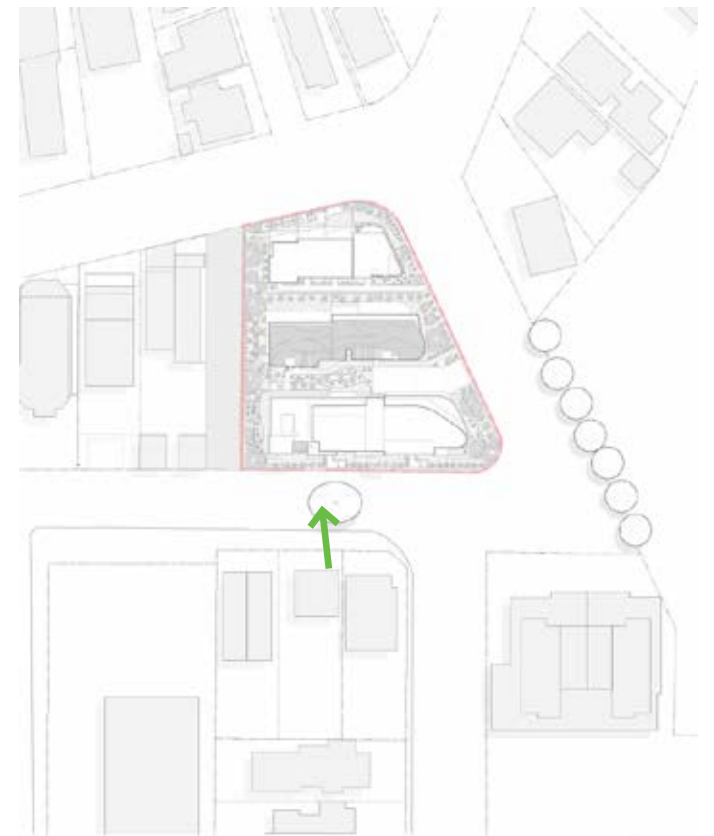
30 REDDALL ST
GROUND LEVEL BALCONY





EXISTING VIEW

30 REDDALL ST
LEVEL 1 BALCONY



Key:

 Increase in water views

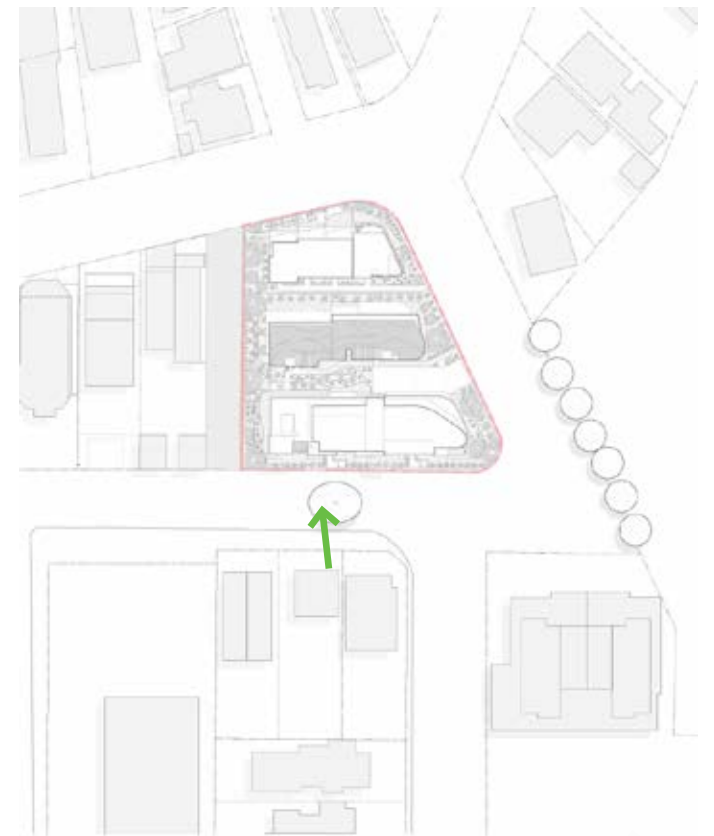
 Decrease in water views

squillace



PROPOSED VIEW

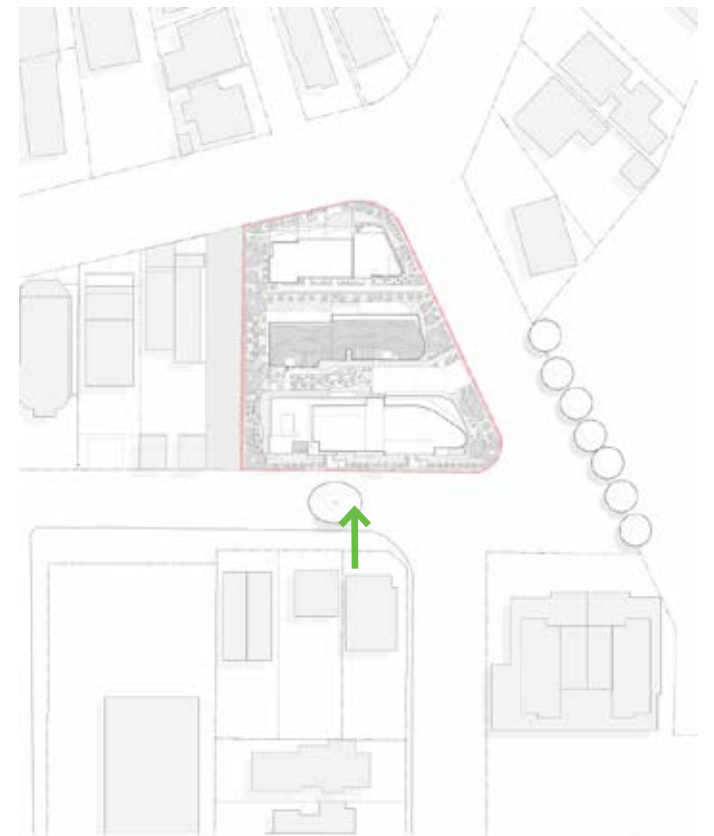
30 REDDALL ST
LEVEL 1 BALCONY





EXISTING VIEW

32 REDDALL ST
GROUND LEVEL LIVING (NEAR ENTRY)



Key:

■ Increase in water views

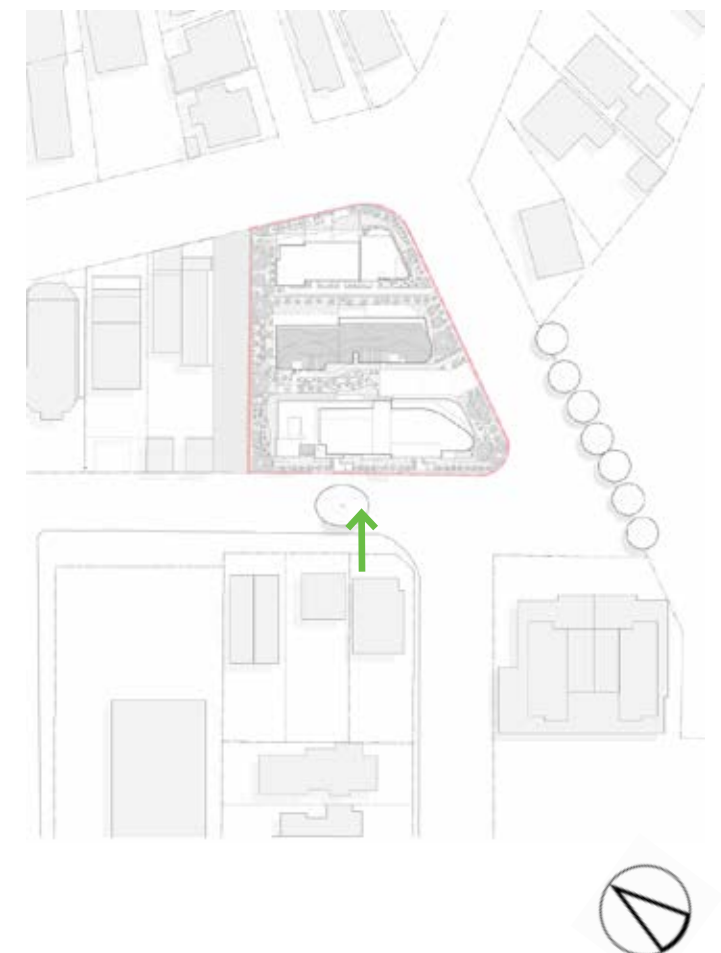
■ Decrease in water views

squillace



PROPOSED VIEW

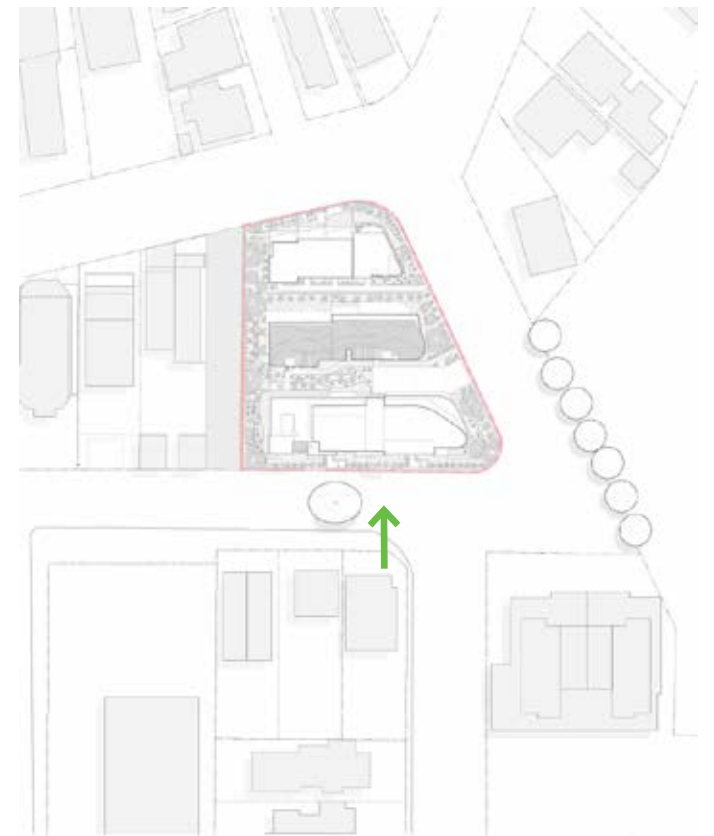
32 REDDALL ST
GROUND LEVEL LIVING (NEAR ENTRY)





EXISTING VIEW

32 REDDALL ST
GROUND LEVEL LIVING (CORNER)



Key:

■ Increase in water views

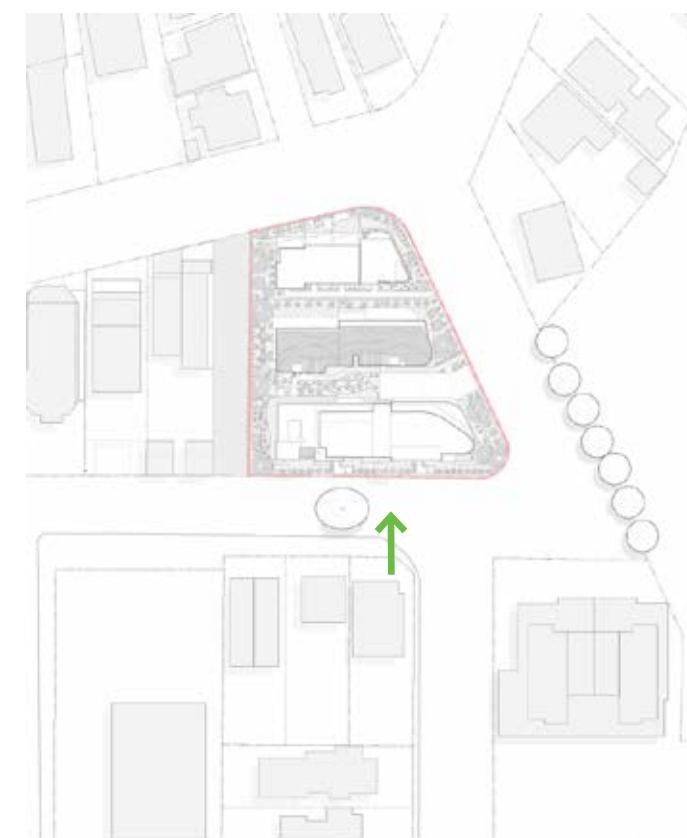
■ Decrease in water views

squillace



PROPOSED VIEW

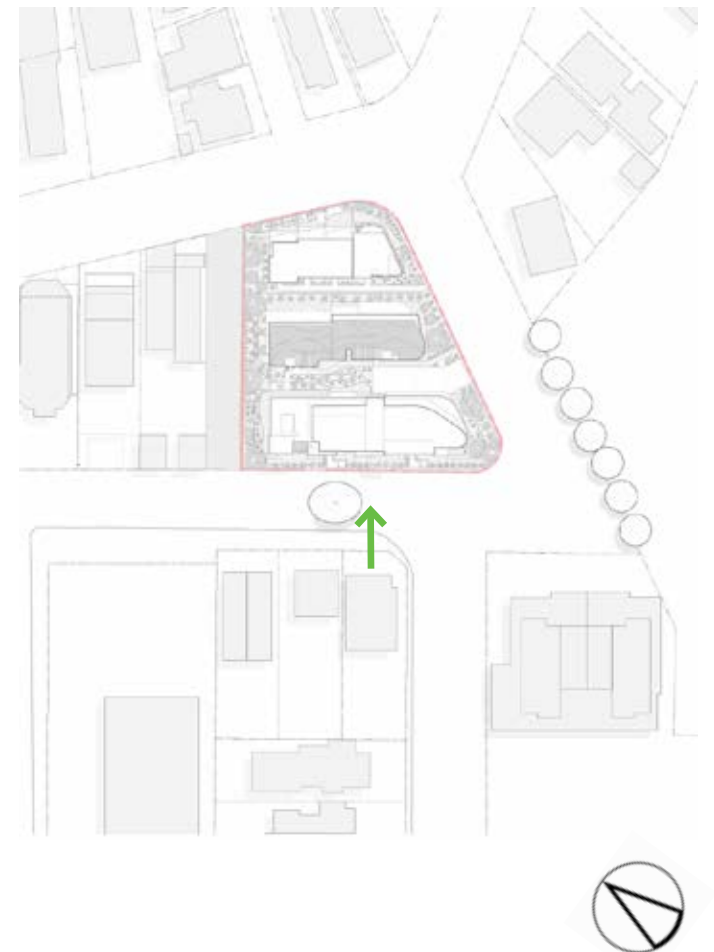
32 REDDALL ST
GROUND LEVEL LIVING (CORNER)





EXISTING VIEW

32 REDDALL ST
LEVEL 1 POTENTIAL VIEW (NEW FLOOR EXTENSION)



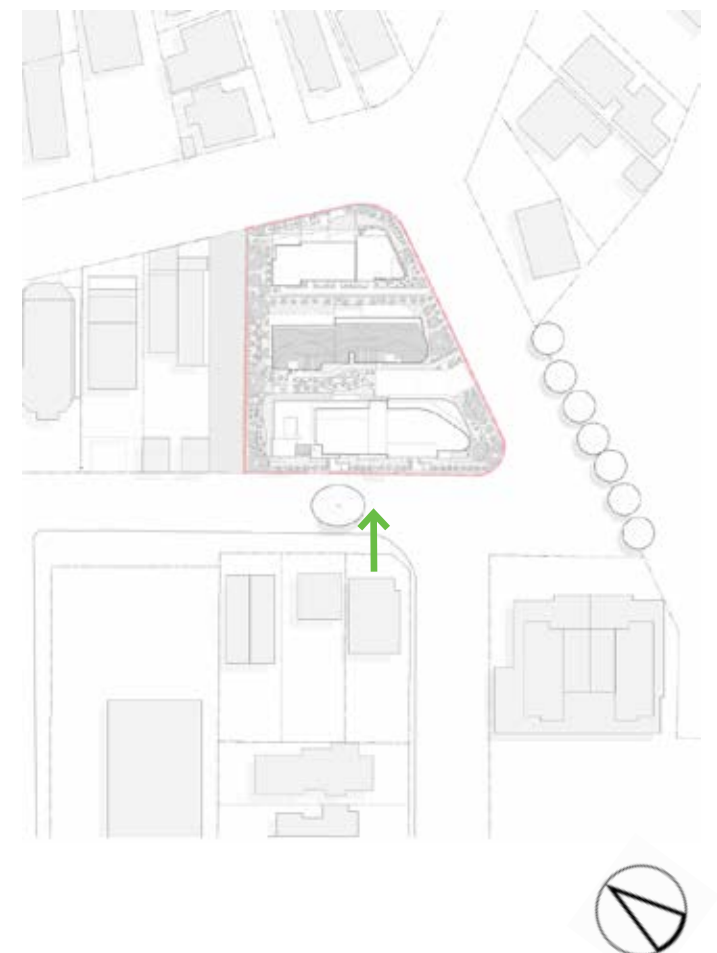
Key:
Increase in water views
Decrease in water views

squillace



PROPOSED VIEW

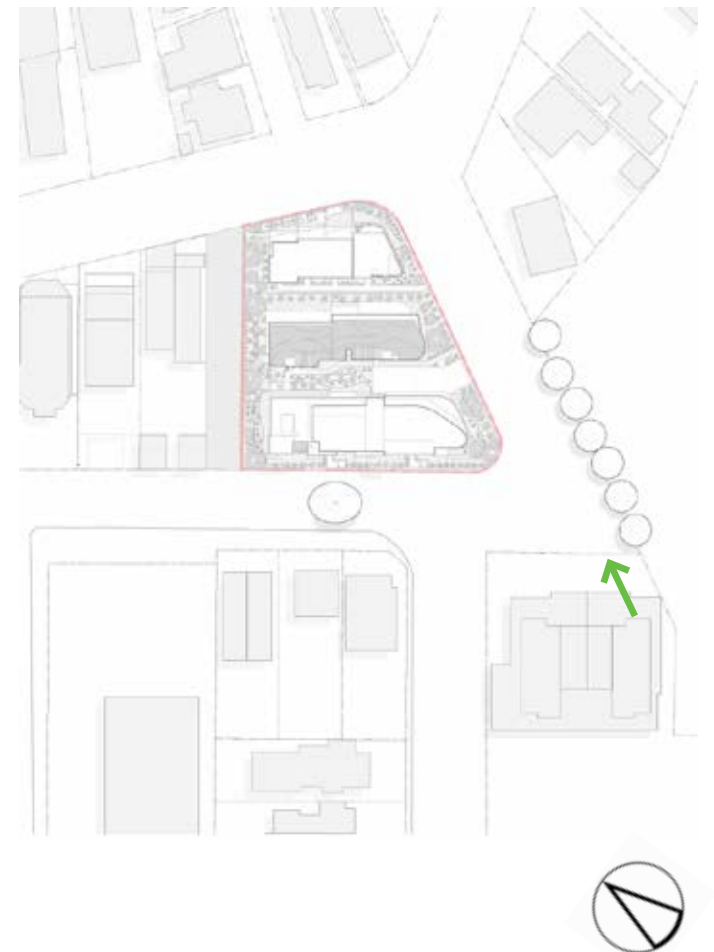
32 REDDALL ST
LEVEL 1 POTENTIAL VIEW (NEW FLOOR EXTENSION)





EXISTING VIEW

APT 3/7 COLLEGE ST
LEVEL 1 BALCONY VIEW



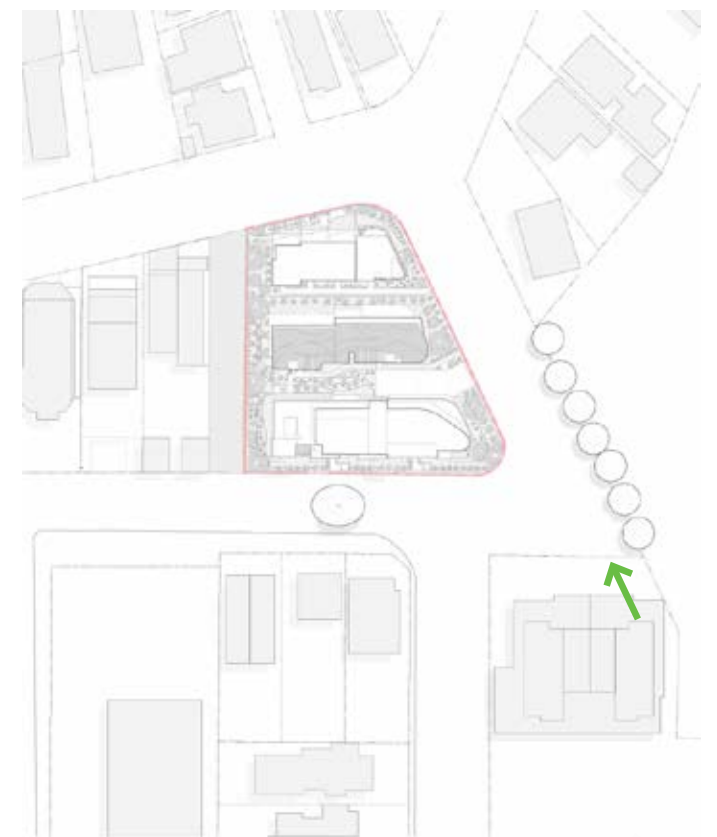
Key:
Increase in water views
Decrease in water views

squillace



PROPOSED VIEW

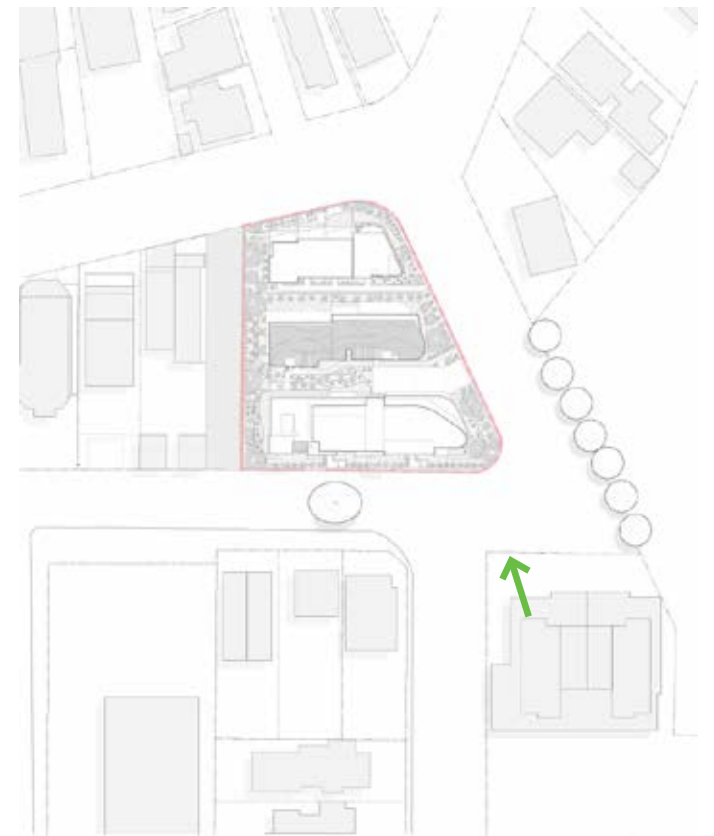
APT 3/7 COLLEGE ST
LEVEL 1 BALCONY VIEW





EXISTING VIEW

APT 6/7 COLLEGE ST
LEVEL 1 BALCONY VIEW



Key:

 Increase in water views

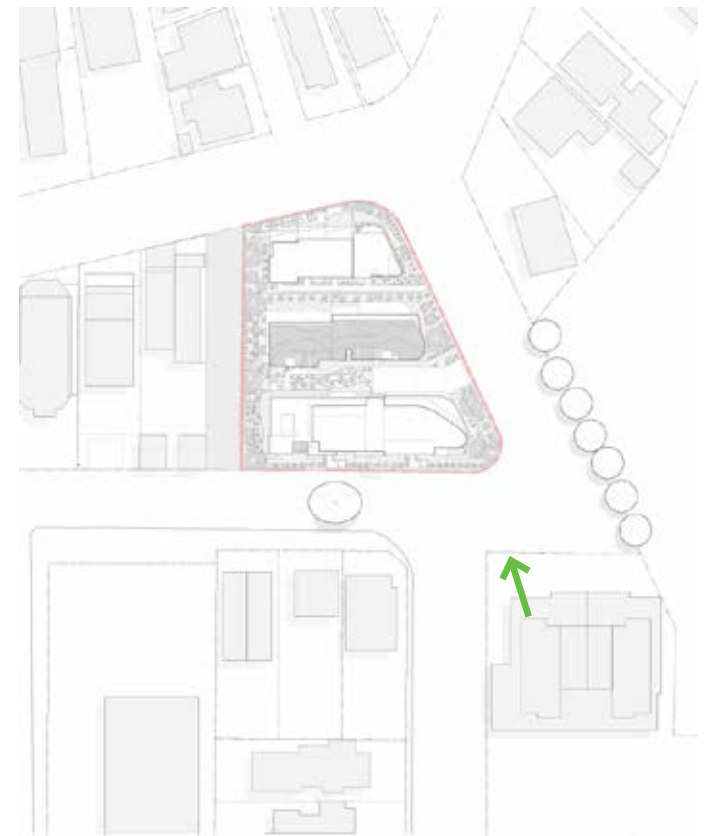
 Decrease in water views

squillace



PROPOSED VIEW

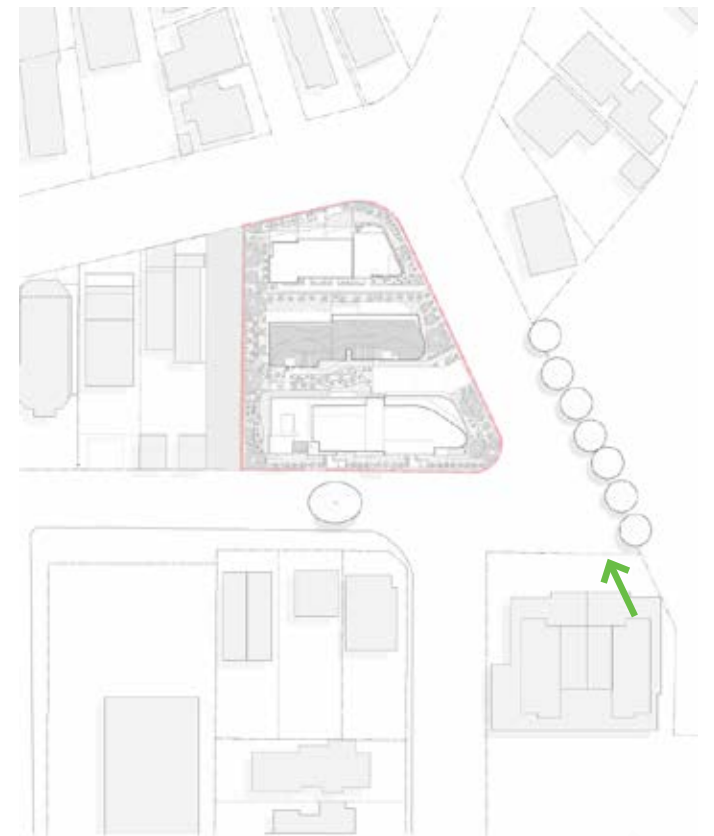
APT 6/7 COLLEGE ST
LEVEL 1 BALCONY VIEW





EXISTING VIEW

APT 7/7 COLLEGE ST
LEVEL 2 BALCONY VIEW

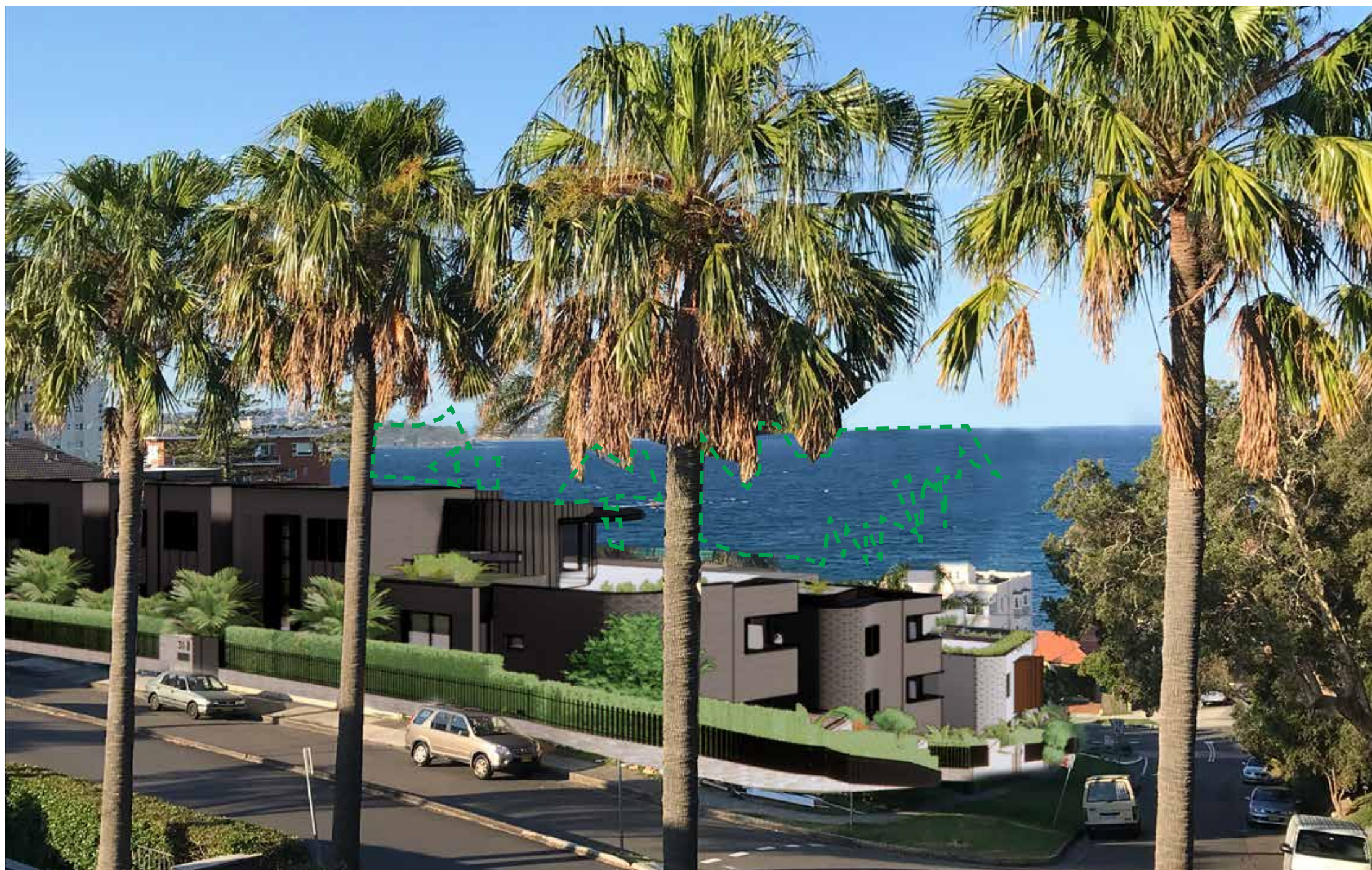


Key:

 Increase in water views

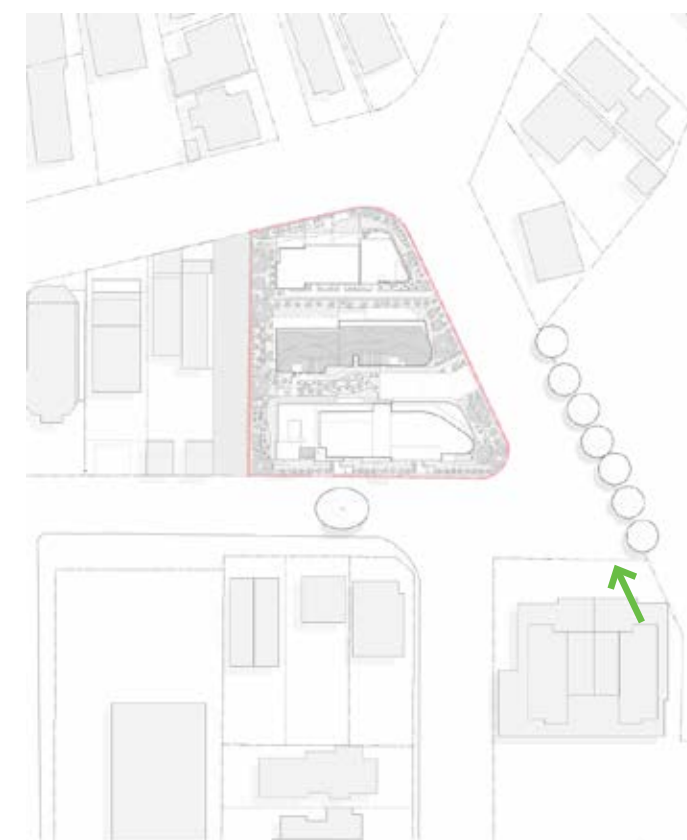
 Decrease in water views

squillace



PROPOSED VIEW

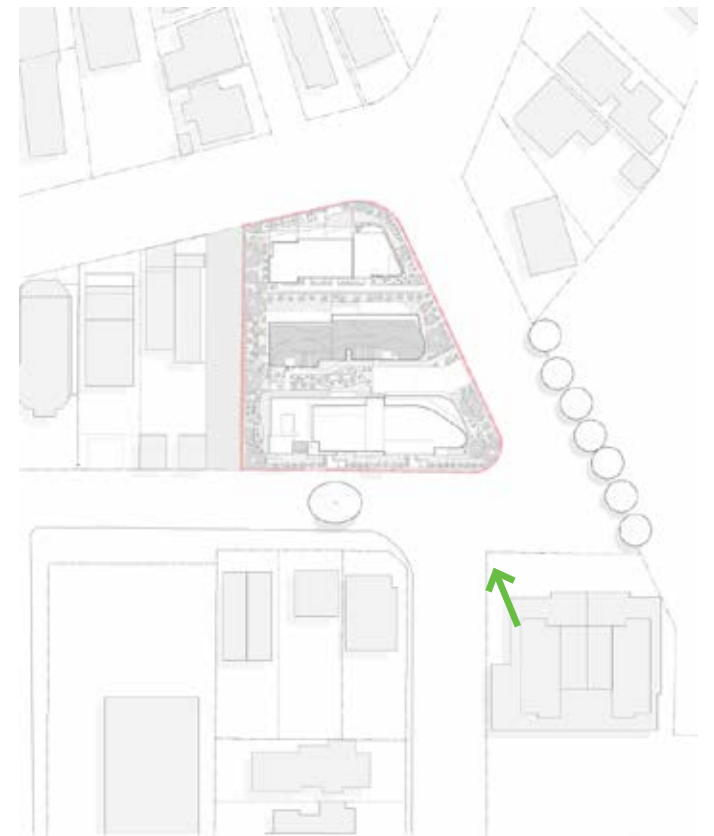
APT 7/7 COLLEGE ST
LEVEL 2 BALCONY VIEW





EXISTING VIEW

APT 10/7 COLLEGE ST
LEVEL 2 BALCONY VIEW



Key:

 Increase in water views

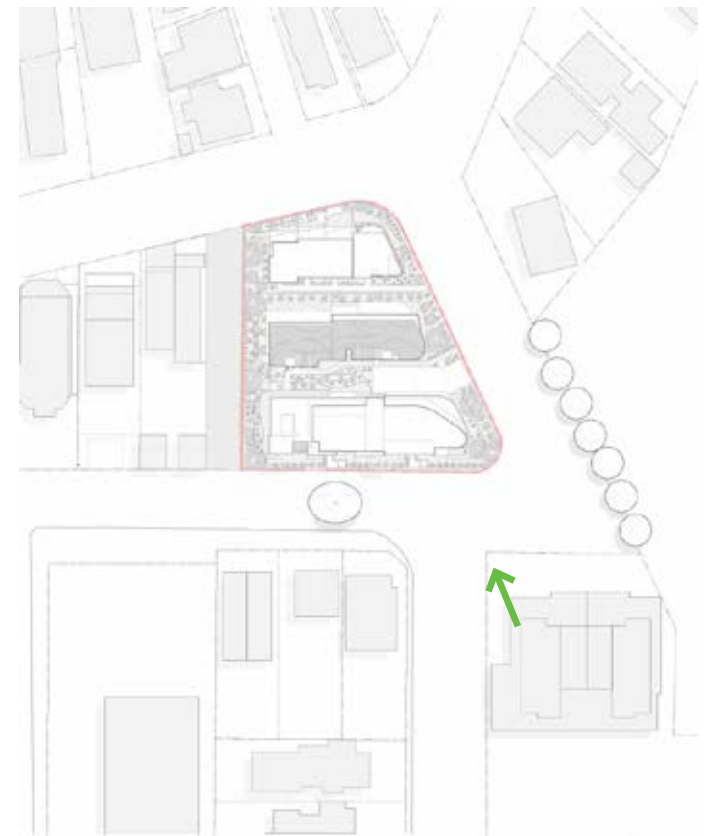
 Decrease in water views

squillace



PROPOSED VIEW

APT 10/7 COLLEGE ST
LEVEL 2 BALCONY VIEW



APPENDIX 2

Survey Plan

CAUTION: ONLY CLEARLY VISIBLE SERVICES OR UTILITY STRUCTURES, ON OR ABOVE GROUND LEVEL, HAVE BEEN SURVEYED. THE LOCATION OF ALL SERVICES OR UTILITY LINES/STRUCTURES SHOWN IN THIS DIAGRAM ARE APPROXIMATE ONLY. YOU ARE ADVISED TO SEEK INFORMATION FROM THE RELEVANT SERVICE OR UTILITY AUTHORITY FOR ALL DETAILS OF DEPTH AND/OR LOCATION OF SERVICE OR UTILITY LINES/ STRUCTURES WHICH SUPPLY THE SUBJECT PROPERTY.

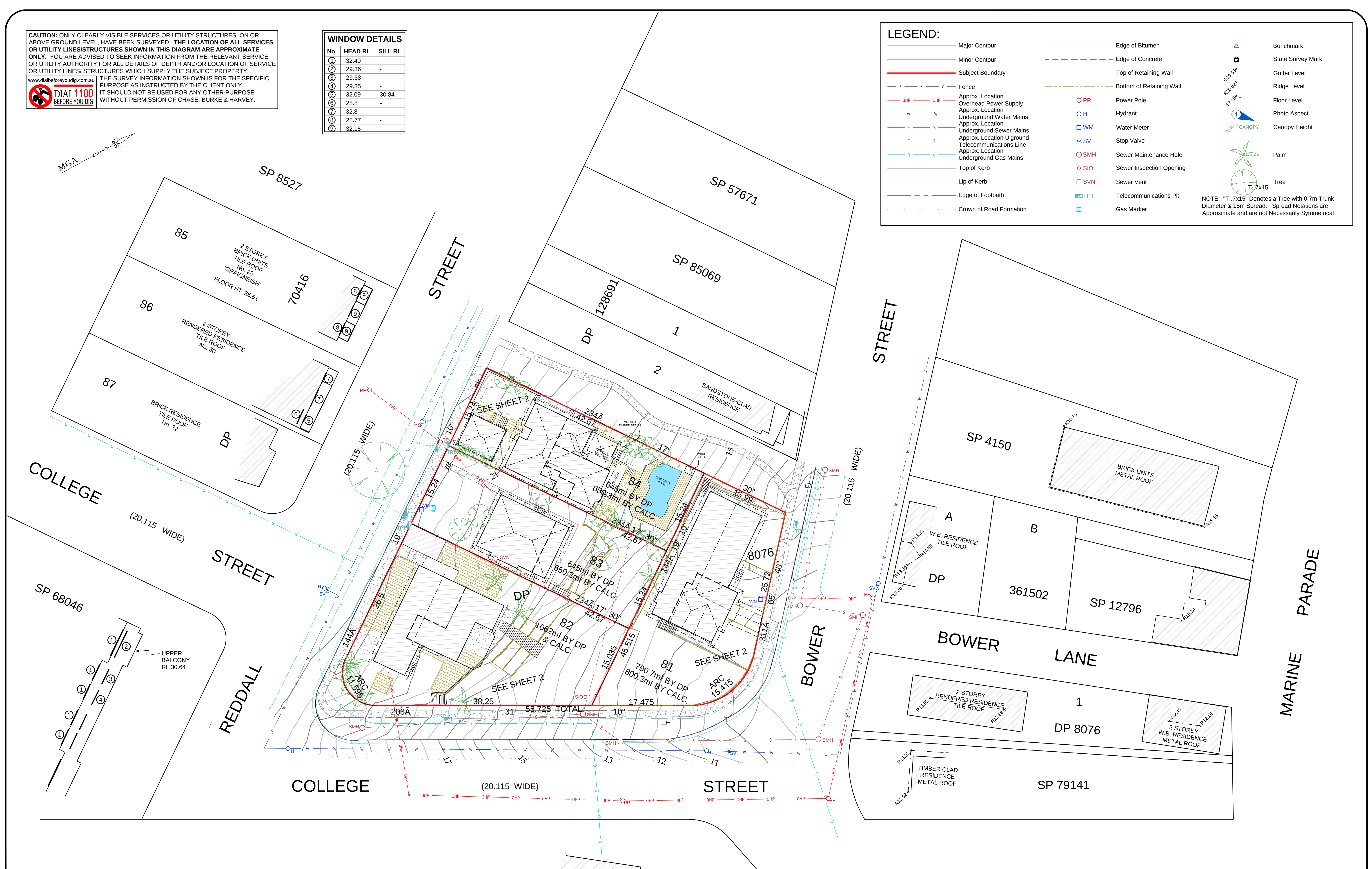
www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG

THE SURVEY INFORMATION SHOWN IS FOR THE SPECIFIC PURPOSE AS INSTRUCTED BY THE CLIENT ONLY. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PERMISSION OF CHASE, BURKE & HARVEY.

WINDOW DETAILS		
No.	HEAD RL	SILL RL
①	32.40	-
②	29.36	-
③	29.38	-
④	29.35	-
⑤	32.09	30.84
⑥	28.8	-
⑦	32.8	-
⑧	28.77	-
⑨	32.15	-

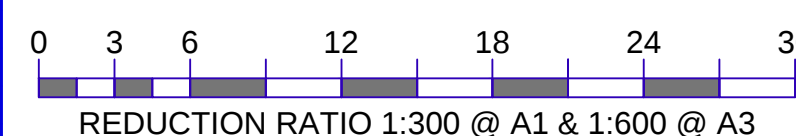
LEGEND:

Major Contour	Edge of Bitumen	Benchmark
Minor Contour	Edge of Concrete	State Survey Mark
Subject Boundary	Top of Retaining Wall	Gutter Level
Fence	Bottom of Retaining Wall	Ridge Level
Approx. Location Overhead Power Supply	Power Pole	Floor Level
Approx. Location Underground Water Mains	Hydrant	Photo Aspect
Approx. Location Underground Sewer Mains	Water Meter	Canopy Height
Approx. Location U'ground Telecommunications Line	Stop Valve	
Approx. Location Underground Gas Mains	Sewer Maintenance Hole	
Top of Kerb	Sewer Inspection Opening	
Lip of Kerb	Sewer Vent	
Edge of Footpath	Telecommunications Pit	
Crown of Road Formation	Gas Marker	



Signature
11/06/2019
REGISTERED SURVEYOR
THIS PLAN TO BE READ IN CONJUNCTION WITH CBH REPORT WITH REFERENCE: 2015305
DRAWING No: D15305-3

REV	REVISION DETAILS	DATE
1	INITIAL ISSUE	
2	LOT 84 DETAILS ADDED	19/05/17
3	CALCULATED LOT AREAS ADDED	11/06/19



CLIENT:	M PROJECTS PTY LTD	LOT No.	81-83
REF:	2015305	SECTION	-
SURVEY FILE:	15-305MG	PLAN No.	DP 8706
SURVEYED BY:	D JOHNSON & J CLEASBY	SUBURB	MANLY
DATE OF SURVEY:	30/09/15	LGA	MANLY
DRAWN BY:	E JACK	PARISH	MANLY COVE
CHECKED BY:	S BISHOP	COUNTY	CUMBERLAND

CONTOUR INTERVAL:	0.5m
DATUM:	AHD
AUSTRALIAN HEIGHT DATUM	
ORIGIN OF LEVELS:	PM 891
R.L.:	9.95

SURVEYING | CIVIL | DEVELOPMENT
Erina: (02) 4367 7334
Hornsby: (02) 9482 9498
www.cbhsurvey.com.au

CHASE BURKE HARVEY

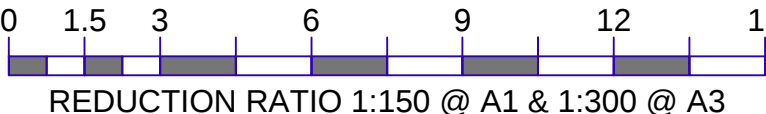
PLAN SHOWING LEVELS, FEATURES & CONTOURS FOR LOTS 81- 84 IN DP 8076
"Nos.29-35" REDDALL STREET & "No.95" BOWER STREET, MANLY

SHEET No.	1
No. of SHEETS:	3
DRAWING No:	D15305-3
REV:	2



Chase Burke Harvey
REGISTERED SURVEYOR
THIS PLAN TO BE READ IN CONJUNCTION
WITH CBH REPORT WITH REFERENCE: 2015305
DRAWING No: D15305-3

REV	REVISION DETAILS	DATE
1	INITIAL ISSUE	19/05/17
2	LOT 84 DETAILS ADDED	19/05/17
3	CALCULATED LOT AREAS ADDED	11/06/19



CLIENT: M PROJECTS PTY LTD
REF: 2015305
SURVEYED BY: D JOHNSON & J CLEASBY
DRAWN BY: E JACK
SURVEY FILE: 15-305MG
DATE OF SURVEY: 30/09/15
CHECKED BY: S BISHOP

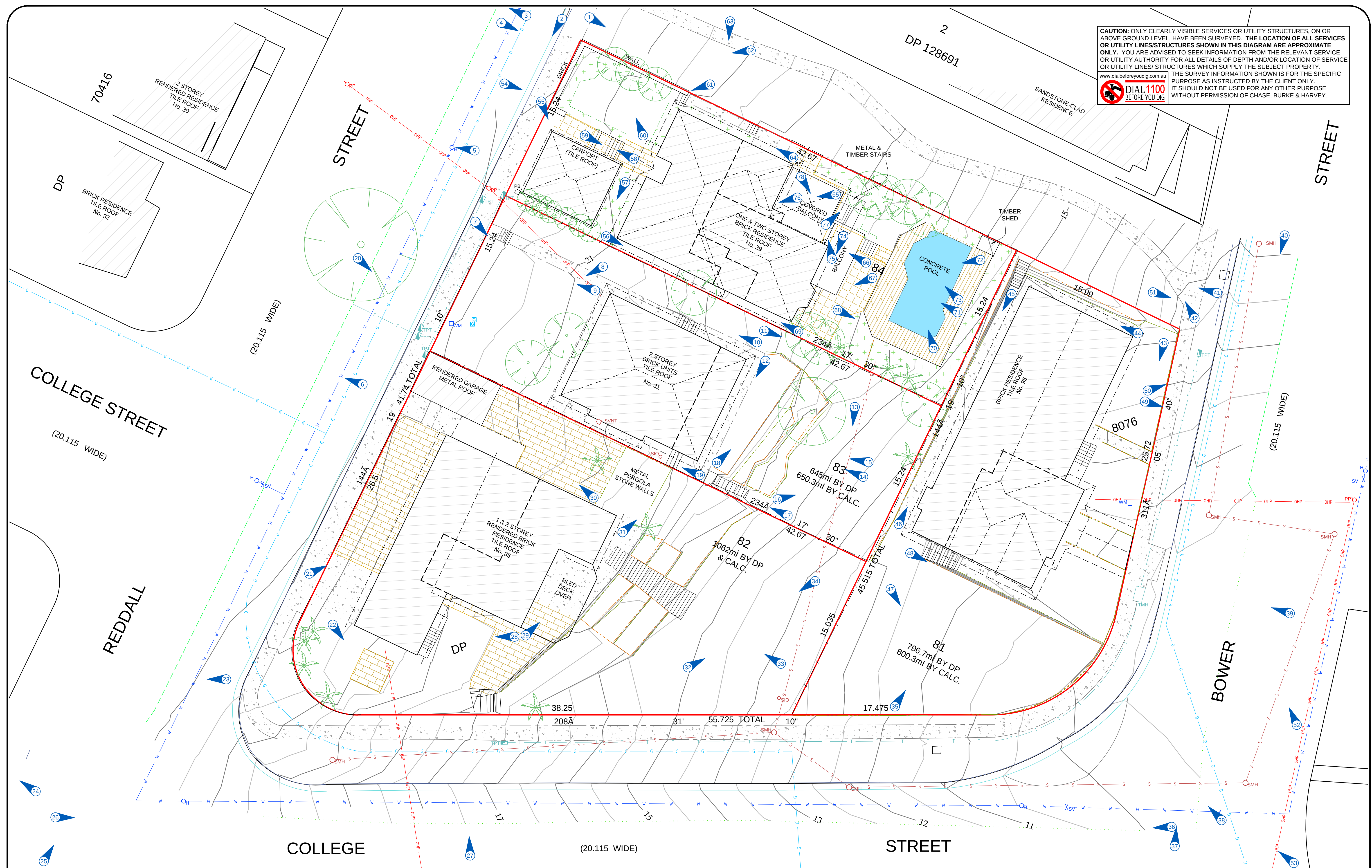
LOT No. 81-83
SECTION -
PLAN No. DP 8706
SUBURB MANLY
LGA MANLY
PARISH MANLY COVE
COUNTY CUMBERLAND

CONTOUR INTERVAL: 0.5m
DATUM: AHD
ORIGIN OF LEVELS: PM 891
R.L.: 9.95

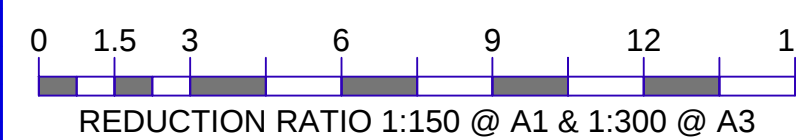
SURVEYING | CIVIL | DEVELOPMENT
Erina: (02) 4367 7334
Hornsby: (02) 9482 9498
www.cbhsurvey.com.au
CHASE BURKE HARVEY

PLAN SHOWING LEVELS, FEATURES & CONTOURS FOR LOTS 81- 84 IN DP 8076
"Nos.29-35" REDDALL STREET & "No.95" BOWER STREET, MANLY

SHEET No. 2
No. of SHEETS: 3
DRAWING No: D15305-3
REV: 2



REV	REVISION DETAILS	DATE
1	INITIAL ISSUE	
2	LOT 84 DETAILS ADDED	19/05/17
3	CALCULATED LOT AREAS ADDED	11/06/19



CLIENT:		M PROJECTS PTY LTD	
REF:	2015305	SURVEY FILE:	15-305MG
SURVEYED BY:	D JOHNSON & J CLEASBY	DATE OF SURVEY:	30/09/15
DRAWN BY:	E JACK	CHECKED BY:	S BISHOP

LOT No.	81-83
SECTION	-
PLAN No.	DP 8706
SUBURB	MANLY
LGA	MANLY
PARISH	MANLY COVE
COUNTY	CUMBERLAND

CONTOUR INTERVAL:	0.5m
DATUM:	AHD AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS:	PM 891
R.L.:	9.95

SURVEYING | CIVIL | DEVELOPMENT

Erina: (02) 4367 7334
Hornsby: (02) 9482 9498
www.cbhsurvey.com.au

**CHASE
BURKE
HARVEY**

PLAN SHOWING LEVELS, FEATURES &
CONTOURS FOR LOTS 81- 84 IN DP 8076
"Nos.29-35" REDDALL STREET &
"No.95" BOWER STREET, MANLY

SHEET No.	3
No. of SHEETS:	3
DRAWING No:	D15305-3
REV:	2