

APPENDIX A
Site Compatibility Certificate





NSW GOVERNMENT
Department of Planning

RECEIVED 25 AUG 2009

Office of the Director General

WSP Fitzwalter
C/- Naomi L'Oste-Brown
Level 1/41 McLaren Street
NORTH SYDNEY NSW 2060

Our ref: Y09/1695
File: S09/01046

Dear Ms L'Oste-Brown

Determination of application for a Site Compatibility Certificate, State Environmental Planning Policy (Infrastructure) 2007 - I09_007

I refer to your application of 29 May 2009 for a Site Compatibility Certificate under clause 19(1) of State Environmental Planning Policy (Infrastructure) 2007 ('the SEPP') in relation to the proposed multi dwelling residential development at the corner of Fairlight Street and Ashley Parade Road, on the site of the former Manly Reservoir (Lot 1 DP 745080, Lot 1 DP 911745 and 3458-3000) in the Manly Council LGA.

I have made the determination to issue the site compatibility certificate under clause 19(5) of the SEPP on the basis that the site of the proposed development is compatible with surrounding land uses, having had regard to the matters in clause 19(6).

Specific requirements have been imposed on the Site Compatibility Certificate pursuant to clause 19(7) to ensure that future development addresses the heritage significance of the reservoir structure.

I would encourage you to discuss any future development proposals with Council at the earliest possible time, and I have attached a copy of Council's response to my Department for your consideration.

Should you have any further enquiries about this matter, I have arranged for Tim Hogan, to assist you. Tim may be contacted at the Department's Bridge Street Office on telephone number (02) 9228 6236 or email timothy.hogan@planning.nsw.gov.au.

Yours sincerely

Sam Haddad
Director General

11/8/2009

Additional Uses on State Land
Determination of Certificate of Site Compatibility
Division 2 Part 2 of *State Environmental Planning Policy (Infrastructure) 2007*

I, the Director-General of the Department of Planning, pursuant to clause 19(5) of the *State Environmental Planning Policy (Infrastructure) 2007*, determine the application made by WSP Fitzwalter on behalf of Sydney Water Corporation on 22 May 2009 by issuing this certificate.

For the purposes of obtaining consent to development referred in clause 18(3), I certify that in my opinion, the development of the site described in Schedule 1 is compatible with the surrounding land uses, having had regard to the matters specified in clause 19(6) subject to the requirements prescribed in Schedule 2.

Shaddad

Sam Haddad
Director-General
Department of Planning

Date certificate issued: 11 August 2009

Please note: This certificate will remain current for 5 years from the date of issue.

SCHEDULE 1

Site description: Lot 1 in DP 745080, Lot 1 in DP 911745 and Crown Land Parcel No. 3548-3000, known as the former Manly Reservoir, at corner of Fairlight Street and Ashley Parade, Fairlight, in the Manly Council LGA.

Application made by: Sydney Water Corporation.

Project description: Redevelopment of the former Manly Reservoir site to allow a multi dwelling residential development on the subject site.

SCHEDULE 2

Requirements imposed on certificate:

1. Any future development of the site shall include a full heritage assessment to be undertaken in accordance with the Burra Charter and any Council Heritage Guidelines to ensure that the proposed development will be sympathetic to the heritage significance of the reservoir structure and ensure retention of significant fabric through adaptive reuse.

APPENDIX B

Conceptual Ground Floor Plan





TOTAL SITE

Total Site Area (Site 1 & 2) 1,800m² approx. per survey

COMMUNITY SITE 1 SUMMARY

Park/Site Area 505m² (27% of total site area)

DEVELOPMENT SITE 2 SUMMARY

ZONE NO. 5 SPECIAL USES - WATER SUPPLY & FORESHORE SCENIC PROTECTION AREA

1,385m² (73% of total site area)

270m² site area per dwelling - 5 dwellings

735m² GFA (carparking not included in GFA) - FSR 0.53:1 (Max. allowable - 0.6:1)

Site 2 permeable open space - 437m²
 Site 2 open space (balconies, decks, etc.) - 323m²
 Total open space area within site 2 - 762m²
 (55% of total site 2 area)
 (Max. allowable open space - 55%)

PARKING

10 spaces

PRIVATE OPEN SPACE
 (min of any dimension 3m)
 30m²

DWELLING NO.	BEDS	STOREYS	GFA	PRIVATE OPEN SPACE
DWELLING 1	3 Bed	2 storeys	150m ²	30m ²
DWELLING 2	3 Bed	2 storeys	150m ²	30m ²
DWELLING 3	3 Bed	2 storeys	150m ²	30m ²
DWELLING 4	3 Bed	2 storeys	150m ²	30m ²
DWELLING 5	3 Bed	2 storeys	135m ²	70m ²

FSR OVER COMBINED SITE 735m² GFA - FSR 0.38:1

TOTAL OPEN SPACE OVER COMBINED SITE

Site 1 open space - 505m²
 Site 2 open space - 762m²
 Total open space - 1267m² (67% total open space)

presc architects

Unit 1, Riverside Site
 One Fairlight Street & Ashby Parade
 Fairlight VIC 3201

Phone: 03 9491 1111
 Email: info@presc.com.au
 Web: www.presc.com.au

Architect: Presc Architects Pty Ltd
 Project Manager: Presc Architects Pty Ltd
 Date: 13/12/14
 Scale: 1:200 @ A3
 Sheet: 2 of 2
 Project: 14/01/14

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	13/12/14	JP	JP
2	REVISED PER PERMIT	13/12/14	JP	JP
3	REVISED PER PERMIT	13/12/14	JP	JP
4	REVISED PER PERMIT	13/12/14	JP	JP
5	REVISED PER PERMIT	13/12/14	JP	JP
6	REVISED PER PERMIT	13/12/14	JP	JP
7	REVISED PER PERMIT	13/12/14	JP	JP
8	REVISED PER PERMIT	13/12/14	JP	JP
9	REVISED PER PERMIT	13/12/14	JP	JP
10	REVISED PER PERMIT	13/12/14	JP	JP

2 & 3 STOREY
 BRICK UNITS
 FLAT METAL ROOF
 N°61

BRICK GARAGE

BITUMEN LANEWAY

2-STOREY DWELLING

2-STOREY DWELLING

2-STOREY DWELLING

2-STOREY DWELLING

APPENDIX C
State Environmental Planning Policies



State Environmental Planning Policy	Relevance	Consistency
SEPP No. 1 – Development Standards	N/A	
SEPP No. 4 – Development without Consent and Miscellaneous Exempt & Complying Development	N/A	
SEPP No. 6 – Number of Storeys in a Building	N/A	
SEPP No. 14 – Coastal Wetlands	N/A	
SEPP No. 19 – Bushland in Urban Areas	N/A	
SEPP No. 21 – Caravan Parks	N/A	
SEPP No. 22 – Shops and Commercial Premises	N/A	
SEPP No. 26 – Littoral Rainforests	N/A	
SEPP No. 32 – Urban Consolidation (Re-development of Urban Land)	N/A	
SEPP No. 33 – Hazardous and Offensive Development	N/A	
SEPP No. 36 – Manufactured Home Estates	N/A	
SEPP No. 44 – Koala Habitat Protection	N/A	
SEPP No. 47 – Moor Park Showground	N/A	
SEPP No. 50 – Canal Estate Development	N/A	
SEPP No. 55 – Remediation of Land	YES	CONSISTENT
SEPP No. 59 – Central Western Sydney Regional Open Space and Residential	N/A	
SEPP No. 60 – Exempt and Complying Development	N/A	
SEPP No. 62 – Sustainable Aquaculture	N/A	
SEPP No. 64 – Advertising and Signage	N/A	
SEPP No. 65 – Design Quality of Residential Flat Development	N/A	
SEPP No. 70 – Affordable Housing (Revised Schemes)	N/A	
SEPP No. 71 – Coastal Protection	YES	CONSISTENT
SEPP – Affordable Rental Housing 2009	N/A	
SEPP – Building Sustainability Index BASIX 2004	N/A	
SEPP – Exempt and Complying Development Codes 2008	N/A	
SEPP – Housing for Seniors or People Living with a Disability 2004	N/A	
SEPP – Infrastructure 2007	YES	CONSISTENT
SEPP – Major Development 2005	N/A	
SEPP – Mining, Petroleum Production and Extractive Industries 2007	N/A	
SEPP – State and Regional Development 2011	N/A	
SEPP – Temporary Structures 2007	N/A	

APPENDIX D

Section 117 Directions



Section 117 Ministerial Directions	Relevance	Consistency
1. Employment and Resources		
1.1 Business and Industrial Zones	NO	
1.2 Rural Zones	NO	
1.3 Mining, Petroleum Production and Extractive Industries	NO	
1.4 Oyster Aquaculture	NO	
1.5 Rural Lands	NO	
2. Environment and Heritage		
2.1 Environment Protection Zones	NO	
2.2 Coastal Protection	YES	CONSISTENT
2.3 Heritage Conservation	YES	CONSISTENT
2.4 Recreation Vehicle Areas	NO	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	YES	CONSISTENT
3.2 Caravan Parks and Manufactured Home Estates	NO	
3.3 Home Occupations	YES	CONSISTENT
3.4 Integrating Land Use and Transport	YES	CONSISTENT
3.5 Development Near Licenses Aerodromes	NO	
3.6 Shooting Ranges	NO	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	NO	
4.2 Mine Subsidence and Unstable Land	NO	
4.3 Flood Prone Land	NO	
4.4 Planning for Bushfire Protection	NO	
5. Regional Planning		
5.1 Implementation of Regional Strategies	YES	CONSISTENT
5.2 Sydney Drinking Water Catchments	NO	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NO	
5.4 Commercial and Retail Development along the Pacific highway, North Coast	NO	
5.8 Second Sydney Airport: Badgerys Creek	NO	
6. Local Plan Making		
6.1 Approval and Referral Requirements	YES	CONSISTENT
6.2 Reserving Land for Public Purposes	NO	
6.3 Site Specific Provisions	YES	CONSISTENT
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	YES	CONSISTENT