
From: John Carlton
Sent: 30/07/2025 5:44:03 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2025/0932 - 44 Campbell Parade, Manly Vale
Attachments: DA20250932 44 Campbell .pdf;

Dear Sir/Madam,

Please find attached my submission letter listing my concerns regarding Application No. DA2025/0932, being for demolition & construction of a new dwelling house at 44 Campbell Parade, Manly Vale.

Thank you for the opportunity to make a submission.

Best Regards,

John Carlton



Northern Beaches Council
725 Pittwater Road
Dee Why. 2099

30th July 2025

Re: Proposed Development, DA2025/0932
Lot 2 DP27009 – 44 Campbell Parade, Manly Vale.

Dear Sir/Madam,

I hereby make a submission in regard to the proposed development at 44 Campbell Parade, Manly Vale. DA2025/0932. I have viewed all the plans and documents on Council's website and wish to raise the following concerns. For the purpose of identification, I identify the west side of the dwelling as "A" and the east side as "B".

- 1) Ground floor plan A210 – The wall separating "A" & "B" on grid 5.
Comment: This wall appears to be a double thickness, fire/noise separation wall. I believe this wall could easily be closed in at a later date to block access from the hall to the pantry, creating two separate dwelling spaces, i.e., Dual Occupancy "A" & "B"
- 2) Ground floor plan A210 – The kitchen in "B" backs onto the separating wall.
Comment: I believe the water, gas & electrics in the "B" kitchen could easily be made to penetrate the separating wall at a later date, to create a kitchen on the same separating wall, in the Home Office/Teenage Retreat room in "A". i.e., creating a Dual Occupancy "A" & "B"
- 3) Ground floor plan A210 & Level 1 plan A211– The dwelling has two separate entrances and two sets of stairs to level 1
Comment: With the minor alterations mentioned in items 1 & 2, I believe that the dwelling could easily be converted to a Dual Occupancy at a later date.
- 4) Ground floor plan A210 & Statement of Environmental Effects.
There is an integrated garage with a 3.0m wide driveway allowing for a double stacking car space.

Comment: In view of the increased amount of vehicles parking on the streets, would the proposed arrangement comply with a 5 bedroom house and/or a Dual Occupancy with only one driveway?

Therefore, in view of my comments in 1 to 4 above, is this proposal for a 5 bedroom house, which I believe could be easily converted to a Dual Occupancy at a later date and separately rented, which, in turn could increase street parking? Or should it be determined as a Dual Occupancy with the required design controls for same.

Note: As the total floor area of the west side, “A”, appears to be around 90m², it would not comply with the requirements of an attached, secondary dwelling, “Granny Flat”, which has a maximum floor space of 70m². Therefore, the only alternative design option is dual occupancy, (in my view).

While I have no objection to the dwellings design appearance, height and setbacks, I trust that the Council would assess the DA approval process based on the correct design requirements, i.e., Dual Occupancy in relation to off street parking, dual driveway entry, separate kitchen, laundry, etc., and whether Dual Occupancy is allowable on this site.

In the Statement of Environmental Effects, page 7, item 3.1, 5th paragraph, I do not agree that with the statement that “the spaces are not reasonably cable? (capable), of being adapted such that they can be occupied or used as a separate domicile”. In view of my comments in items 1,2,& 3 above, I believe building wise, it would not be difficult to convert the dwelling to a Dual Occupancy after the OC is obtained.

Thank you for the opportunity to provide my comments.

Regards,
John Carlton
46 Campbell Parade, Manly Vale, 2093