
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 30/07/2025 5:27:55 PM
To: DA Submission Mailbox
Subject: Online Submission

30/07/2025

MRS Joanne Flemming
42 Campbell Pde ST
Manly Vale NSW 2093
[REDACTED]

RE: DA2025/0932 - 44 Campbell Parade MANLY VALE NSW 2093

Dear Sir/Madam,

I hope this email finds you well. I am writing regarding the proposed renovation at 44 Campbell pde Manly Vale (DA 2025/0932). While I am supportive of improvements that enhance our area, I would like to raise several points for Council's consideration that I believe may require further review or clarification to ensure the proposal aligns with current standards and minimises potential impacts on neighbouring properties.

I noted that the internal layout includes two staircases on opposite sides of the dwelling and an internal lift. While these features may simply reflect design preference, they could also indicate a layout suited to dual occupancy. If this is a consideration, I would suggest reviewing compliance with relevant zoning provisions under WLEP 2011 and Warringah DCP 2011, particularly around access, privacy, setbacks, and parking requirements.

Parking also appears to be limited to a single space, whereas a five-bedroom dwelling would usually require a minimum of two spaces under Warringah DCP 2011 Part C3. Given the existing pressure on street parking in this location, it may be worthwhile confirming whether additional on-site parking could be incorporated.

Finally, the plans show air conditioning and mechanical plant sited close to our shared boundary. From experience, these can cause noise impacts if not appropriately treated. On our own property, acoustic screening and placement away from the boundary were required, and similar conditions here may help prevent future amenity concerns.

I raise these points respectfully and in the spirit of constructive feedback. I trust Council will review these matters as part of its assessment and ensure any necessary amendments or conditions are applied so that the development proceeds safely, in compliance with applicable standards, and with minimal impact on neighbouring properties.

Thank you for considering this input, and please don't hesitate to contact me if further information or clarification is required.

Kind Regards