
Sent: 29/10/2021 5:27:54 PM
Subject: DA2021 1408 – 16 ADDISON RD, MANLY – NEW DWELLING - OBJECTION
Attachments: DA2021 1408 – 16 ADDISON RD, MANLY – NEW DWELLING - OBJECTION 291021.pdf;

Dear Maxwell

Please see attached our submission in response to the amended plans received by Council to replace the previous submission we prepared on behalf of the owners of 14 Addison Rd, Manly.

Regards

Tony Robb
BA(Hons) UPS. Dip. TP. (Westminster) RPIA
Principal

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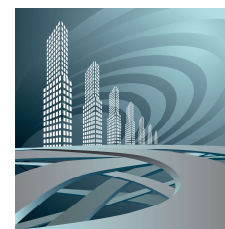


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29 October 2021

General Manager
Northern Beaches Council
1 Belgrave Street
MANLY NSW 2095

Dear Sir or Madam:

RE: DA2021/1408 – 16 ADDISON RD, MANLY – NEW DWELLING – OBJECTION – AMENDED PLANS.

We have been engaged, in a town planning advisory capacity, by the owners of 14 Addison Road, Manly, located to the immediate south-west of the development site. Evolution Planning has previously prepared a submission on behalf of the owners of 14 Addison Road, dated 7 September 2021.

Following discussions with Mr. Goodyer, (planner applicant), and the lodgement of amended plans with Council, we request that our earlier objection be rescinded and replaced with the current submission.

Before setting out the basis of this submission, we would like to make it clear that contrary to the letter prepared by Symons Goodyer, dated 27 October 2021, accompanying the amended plans, the issues raised in our earlier submission have not been fully resolved.

HEADS OF OBJECTION

1. Privacy

The amendments to the design to incorporate fixed louvres at Level 1 and a fixed cowl on the window facing my client's property are supported in the context of mitigating what were severe privacy impacts.

The exact positioning of the louvres is critical for them to be of any value in terms of privacy mitigation and any deviation from the exact angles shown on the amended plans could result in privacy impacts which we insist are properly and permanently mitigated.

We therefore request that if Council is of a mind to grant consent that the following condition, (also proposed as part of the amended DA except the condition below also refers to the angle of the louvres) be imposed:

"The proposed permanent louvres on the west elevation of the first-floor level should be set at an angle and the window cowling on the first-floor level be of a width and set at an angle so that no direct sightlines are available from the internal space of the proposed first floor level and the east elevation windows and ground floor roof window at 14 Addison Road. Details shall be provided to the PCA prior to the issue of a Construction Certificate"



2. Excavation

The proposal involves significant excavation activity in proximity to a lightweight glazed awning structure within 14 Addison Road. Significant concern is raised with respect to adverse impacts related to vibration.

In cases where excavation exceeds 1m, a detailed dilapidation report is required under the DCP. This has not been conducted and if Council is of a mind to grant consent a condition of consent should be imposed to require a detailed dilapidation survey report, with particular regard to the existing structures and paved areas in proximity to the boundary interface. A copy of the dilapidation report should be provided to the owners of 14 Addison Road and an undertaking made, either in the Report or by way of a consent condition, that any damage to the neighbouring property (including the driveway) be the responsibility of the developer in terms of any remediation costs.

3. Traffic Management

Access to the site is achieved via a shared access handle where there are reciprocal rights of carriageway benefitting the development site and two other properties, (including 14 Addison Road).

Evidence must be provided prior to the grant of consent, (if Council is of the opinion the proposal is otherwise worthy of support), in the form of a detailed Construction Traffic Management Plan, to ensure that the rights for carriageway are maintained for the entirety of the construction process.

This is considered to be a critical, determinative issue which should not be deferred to post consent consideration by way of a condition. None of the key-stakeholders (including Council) would want to be in a position where consent has been granted but issues arise later with respect to the maintenance of the purpose of the easement as a right of carriageway. From experience, such instances may result in costly and time-consuming legal proceedings.

The proponent has made a commitment to prepare a Construction Traffic Management Plan, but no such document was lodged with the amended plans.

If Council is of a mind to defer its consideration of the DA pending the receipt of further information/design amendments, we respectfully insist that any further material be re-notified for the purpose of full transparency and community participation.

Please contact the undersigned directly on 0430 007 725, should you wish to discuss this matter further.



Yours sincerely,

Tony Robb
Principal.
BA(Hons) UPS, Grad.Dip.TP (Westminster) RPIA

