
Sent: 7/02/2022 8:07:36 AM
Subject: Addition to my objection to DA2021/2095

The General Manager,
Northern Beaches Council.

Dear Sir,

I would like this additional information to be attached to my objection to the above DA for 40 Pine St. Manly, lodged 2 February, 2022.

The Council's Water Management Referral Response supports the proposals with strict conditions . The response notes that more than 50% of the site is covered with impervious surfaces. The site area is approx 100 sq metres (very small)

I have measured the proposed roof outline for this dwelling and this area is approximately 81 square metres. That is more than 80% impervious cover.

The Water Management Referral Response specifies that 70% of the site will need to be vegetated, to deal with water cleanliness, erosion control as water leaves the site.

The proposals have less than 20% of the site with sky, and rain exposure. The Landscape Plan shows mostly indigenous vegetation, appropriate for the top of sandstone cliffs, not adapted to growing in deep dry shade. There is no planting that I can see for the spaces under the house.

I believe that it will be impossible to revegetate 70% of the site, as required by the Waste Management Referral, this development will expose the properties below in Pacific Pde to unacceptable risks of soil deposition and risk of land slip.

The development will also be very destructive to any attempt to have a green, wild life corridor along the Kangaroo St, Pine St, walk way above the cliff line.

Yours Sincerely
Alan Yuille, 3a James St. Manly, Monday 7 February, 2022.

Sent from my iPad