
From: Tony Robb
Sent: 7/03/2024 2:27:38 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Mod 2023/0713 16 Addison Rd, Manly - Submission
Attachments: MOD2023 0713 - 16 Addison Rd Manly Submission 050324.pdf;

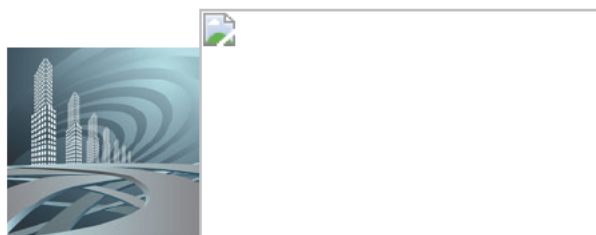
Dear Maxwell

Please see attached our submission, prepared on behalf of the neighbouring owners at 14 Addison Road.

Regards

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

EVOLUTION PLANNING
PO Box 309
Frenchs Forest NSW 1640



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5 March 2024

General Manager
Northern Beaches Council
1 Belgrave Street
MANLY NSW 2095

Dear Sir or Madam:

RE: DA2021/1408 – 16 ADDISON RD, MANLY – NEW DWELLING – SUBMISSION

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 submissions on behalf of the same owners with respect to the DA and following Appeal.

Having reviewed the modification documents, no objections are raised except for the proposed change to the means of fuelling the internal fire from gas to solid fuel.

The concern relates to the likely proximity of the required flue to the fire, which has not been indicated on the plans, to the openable skylight on the eastern roof plane of 14 Addison Road. This is a significant issue for our clients, which was previously raised and not adequately assessed and no conditions imposed to regulate the fire place and flue.

Refer to the figures below showing the juxtaposition of the openable skylight and neighbouring boundary and the skylight from within 14 Addison Road.



Figure 1: South view between 14-16 Addison Rd (prior to demolition) and skylight shown



Figure 2: Skylight from within 14 Addison Rd.



The skylight is often used to create natural cross ventilation through the dwelling.

This concern was previously raised prior to the approval of the DA, as follows:

“Location of flue

The proposed location of the flue is in close proximity of an operable skylight on the main roof of 14 Addison Road. The proponent should be requested to provide details as to how the design of the flue will satisfy the related AS prior to determination.”

The Council Assessment Report, responded as follows:

“Concern is [raised] to the suitability of the heater as shown on the ground floor plan. The location of the gas heater is deemed reasonable given it is centralised on site.

The issue does not warrant the refusal of the application.”

Perhaps we did not properly articulate the concern previously, but the core issue of the flue discharge and the proximity to the skylight seems to have been overlooked and the current application does not provide any additional information to support the change.

It is our primary submission that fueling the fire by gas will result in better compatibility between the two dwellings and would avoid occasions, even during particular wind situations, that the skylight cannot be opened when the fire is burning. We request that this particular element of the application be withdrawn.

Should Council form a different view, the we must insist on the provision of additional information, prior to determination, to demonstrate how the fire place and flue might comply with *Australian Standard AS 2918:2001 (Domestic solid fuel burning appliances—Installation)*

Aside from any safety and pollution issues, the provision of such details will allow for the assessment of any visual impacts related to the flue installation in this area of scenic protection.

We understand that the flue must be located a minimum of 1m above the roof of 14 Addison Road (within 3m of the development site). However, we do not claim to have expertise in these matters - another reason why an expert should provide details as to what compliance with the AS might resemble.

Please contact the undersigned directly on [REDACTED], should you wish to discuss this matter further or provide any updates on the progress of the application.



Yours sincerely,

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

