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To: DA Submission Mailbox
Subject: Online Submission

24/01/2022

MS sarah burke
4 - kangaroo st Sydney ST
manly NSW 2095

RE: DA2021/2590 - 40 Pine Street MANLY NSW 2095

We would request a site inspection with the relevant Northern Beaches Council officers and consultants responsible for the plans submitted. Our specific concerns include but are not limited to:

1: Amenity

Access for emergency services - Ambulance and Fire

Bin access up to Kangaroo St

Occupant access to the property and related parking impacts

2: Application compliance to council controls

As this is a new build we would expect that landscaping ratios, set backs etc. meet NBC local environment plan and are consistent with local character statement for this part of Manly.

There are many controls that are not met by this application and we do not agree with the SEPP commentary that the principles are met where numerical controls are not.

With the proposed residence being located immediately adjacent to a public footpath, there are many direct impacts on local residents and those using the public area. The site does not appear suitable for residential purposes notwithstanding the current zoning.

3: Previous DA refusal 2014

The reasons for refusal of this previous DA remain an issue with the current application. It can still be viewed from the adjacent walkway, setbacks and landscaping are inadequate, impacts on private open space remain inadequate, wayfinding and accessibility for emergency services and even visitors to the property remain unresolved.

We would like the opportunity to discuss these and other issues further on site with council as impacts are easily understood when at the site.