
From: Robin Bell
Sent: 10/02/2022 4:36:29 PM
To: Council Northernbeaches Mailbox
Cc: Julia Bell
Subject: Application Number: DA2021/2590
Attachments: 40 Pine DA Object.pdf;

Hi Council,
Please take our submission for DA2021/2590.
Please let me know if you have any questions.
Regards
Rob and Julia



Robin Bell, Principal Adviser
Allan Hall Financial Planning
Locked Bag 6340, Frenchs Forest NSW 2086
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Brookvale, NSW 2100



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From: Thomas Burns [REDACTED]
Sent: Monday, 7 February 2022 9:36 AM
To: Julia Bell [REDACTED]
Cc: Robin Bell [REDACTED]
Subject: RE: Development Application DA2021/2590

Hi Julia,

I am writing in response to your email to Council dated 4 February 2022 regarding Development Application DA2021/2590 at 40 Pine Street.

I have afforded your neighbours until 10 February 2022 (1 week extension) to provide a submission.

Please ensure you provide your submission to Council's mailbox by COB 10 February 2022.

Regards,

Tom Burns

Planner

Development Assessment Team

northernbeaches.nsw.gov.au



northern
beaches
council

9/2/22

Julia and Robin Bell

15 Pacific Parade

Manly, NSW 2095

RE: Objection to DA2021/2590 at 40 Pine Street, Manly

Dear Sir/Madame,

As the owners of 15 Pacific Parade, we wish to object to DA2021/2590 at 40 Pine Street on the following basis:

- Detrimental impact to our privacy (and adjoining neighbours) as a result of the development. We purchased our house as it backed onto a reserve/green corridor, and is extremely private. Given the development is positioned on top of a 8.2m high escarpment behind our house, the residents would look directly into our open space (our living space) and master bedroom, significantly impacting our privacy.
- We believe it is a gross overdevelopment of an environmentally sensitive site
- Adversely impacts on the public enjoyment of the reserve
- Imposes a visual impact over the open areas of the reserve
- No viable access for essential services. This poses significant issues for the health and safety of the residents at the proposed development, particularly in an emergency, as there is no vehicular access to the site.
- The proposal will have a negative impact on parking (as no onsite parking included in the DA).
- Does not conform to many planning requirements including parking, setbacks, residential density, open space, block less than 100m2 etc.
- We are concerned that the development would compromise the stability of the land, which impacts all the neighbouring residents on Pacific Parade.

The council should not have allowed the original sub-division to create 40 Pine St, and then on sell the block for \$20k more recently. The legal and planning costs involved with ongoing development proposals is costly and time consuming for surrounding neighbours and the council planning department.

We trust that Council will consider this submission in its assessment of the DA.

Yours sincerely,



Robin Bell



Julia Bell