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**Sent:** 9/10/2020 8:39:01 AM

**Subject:** Re: Revised Plans - DA2020/0702 - 9 Steinton Street MANLY NSW 2095

Hi Kent

Thanks you for the opportunity to provide comments on the amended plans for 9 Steinton Street.

My previous submission really only highlighted 1 concern and that is the height and scale. I appreciate that the revised plans show a reduction in height of 1.23m. But this means that the dwelling will still be 1.37m higher than 1 neighbour and 0.47m higher than the other neighbour. There is no need for the dwelling to be higher than the neighbours' and if this DA is consented, as I stated in my previous submission, it sets a dangerous precedent for all other terraced dwellings in the *Pittwater Road Conservation Area* that may have a storey added some time in the future.

I also believe that the proposed second storey will be visible from the street and will detract considerably from the current streetscape. Numbers 7 and 11 have added a second storey and these additions are not visible from the street.

In short I am disappointed that the revised plans still have the second floor addition towering above the neighbours for no good reason. I suspect also there could be shadowing problems in the back yards for those neighbours.

Kind regards  
Julie Beagley  
4 Steinton Street

On 30 Sep 2020, at 3:42 pm, Kent Bull <[Kent.Bull@northernbeaches.nsw.gov.au](mailto:Kent.Bull@northernbeaches.nsw.gov.au)> wrote:

Dear Julie Beagley,

RE: DA2020/0702 - 9 Steinton Street MANLY NSW 2095

In response to concerns raised and inconsistencies with the Manly LEP 2013 and the Manly DCP, the Applicant for DA2020/0702 has submitted revised architectural plans for assessment (attached). In particular, the changes include the reduction of the overall building height by 1.23m.

These plans can also be viewed on Council's website via the following link:<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=1838210>

If you have further comments relating to the revised architectural plans, feel welcome to contact myself directly or email:[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Kind regards,

**Kent Bull**  
Planner

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**From:** Julie Beagley <[juliebeagley@iinet.net.au](mailto:juliebeagley@iinet.net.au)>  
**Sent:** Thursday, 16 July 2020 6:35 PM  
**To:** Council Mailbox <[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)>  
**Subject:** DA2020/0702 9 Steinton Street

To Whom it May Concern

I have some concerns with this DA. In general what is proposed is great and will certainly allow the occupants to enjoy a much larger home. I really only have 1 objection and that is the height and scale and my comments following reflect this.

1. The *Heritage Impact Statement*, 3.4 states, *The streetscape is a haphazard mix of commercial and residential properties from the subdivision of the streets in the vicinity, which generally start around 1900.*

In actual fact, no. 9 Steinton is in a line of terrace dwellings with the dwellings being very similar to each other except for minor details such as paint colour. This is the streetscape which should be referred to and retained. Also this dwelling is in the *Pittwater Road Conservation Zone* which means there are rules which have to be adhered to.

2. In the *Statement of Environmental Effects*, page 15 it is stated that building height limit is 11m.

- This ruling does not mean that every dwelling in the Zone can be up to 11m in height - other factors have to be taken into account such as shadowing, heritage and streetscape.
- The proposed height is around 8.3m which is around 2.6m higher than 1 of the adjacent dwellings and around 1.7m higher than the other adjacent dwelling. I am not sure why the extra height is needed by the applicant. If the applicants are wanting 2 storeys they can easily do that but keep to the existing roof line heights of the dwellings that have already added a storey.
- The proposed height means that the dwelling will rise above the other 2 storey dwellings in the line of terraces and will be easily seen from the western side of Steinton Street.

3. The height of the proposed building would mean considerable shadowing issues for in particular 11 Steinton Street.

4. This development, if approved, would set a precedent and would allow all other single storey dwellings along Steinton Street to lodge DAs with comparable heights which would be in contravention of the intentions of the *Pittwater Road Conservation Zone*.

Regards  
Julie Beagley

Northern Beaches Council

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