
From: [REDACTED]
Sent: 8/12/2022 4:47:07 PM
To: Council Northernbeaches Mailbox; Maxwell Duncan
Subject: TRIMMED: Submission: MOD2022/0630 - DA2021/2257
Attachments: Submission_MOD2022_0630_42&41NorthSteynePool.pdf;

Attn: Maxwell Duncan

Hi Max,

Please find attached submission related to MOD2022/0630 – DA2021/2257 – 42 North Steyne & 75 The Corso.

Kind regards

Samantha Stow

[REDACTED]

Mr Maxwell Duncan
Northern Beaches Council
1 Belgrave Street
Manly, NSW 2095

Mr & Mrs GJ & SB Stow
U505, Pacific Waves, 9-15 Central Avenue
Manly, NSW 2095

ATTN: Maxwell Duncan, Planner

8th December 2022

SUBMISSION: MOD2022/0630 - DA2021/2257; Lot 1 DP 1034722 and Lot 100, Lot 101 & Lot 102 DP 1069144 42
North Steyne and 75 The Corso MANLY

Dear Maxwell Duncan,

Please accept this letter as a submission to MOD2022/0630.

The modification for the installation of the pool to the terrace of Unit 401 of DA2021/2257 on face value appears reasonable; the plans appear to be aligned with the current L&EC conditions. We do, however, have several requests for ongoing compliance with current L&EC conditions and we also request some minor conditions/design changes which we believe are very reasonable requests.

Areas of concern:

1. Use of the 'catchment trough'
2. Ongoing compliance with the boundary wall material and height between the development and 75 The Corso in the previously approved plans: acoustic glass no higher than 1.8m
3. Height of planters and shrubbery ensuring they comply with L&EC conditions – no taller than 1.5m from floor at maturity.
4. Noise
5. Lighting

Pool Catchment trough: Request that the pool catchment trough be only a 'catchment trough' and not to be used as a raised seating decked area. Use of this area for any recreational purposes including furniture and parasols would go against the reasoning for L&EC - DA2021/2257 redesign which ensures that the view corridor from Pacific Waves unit 505 and other units are continuously protected. We request that the 'catchment trough' be designed and that a consent condition be added to any approval that the 'catchment trough' area cannot be used for any

recreational use; it must be a non-trafficable area. Area of concern highlighted by red rectangle in the below image 1 taken from 'Plans_-_Master_Set', page 5.

Compliance with previously approved plans for boundary adjoining 75 The Corso: We believe that by ensuring the 'catchment trough' is non-recreational, the safety issues of proximity to the boundary wall are addressed. To note, the boundary wall is approved to be acoustic glass no higher than 1.8m. Any proposed increase in height would breach the view corridor protection and previously approved design.

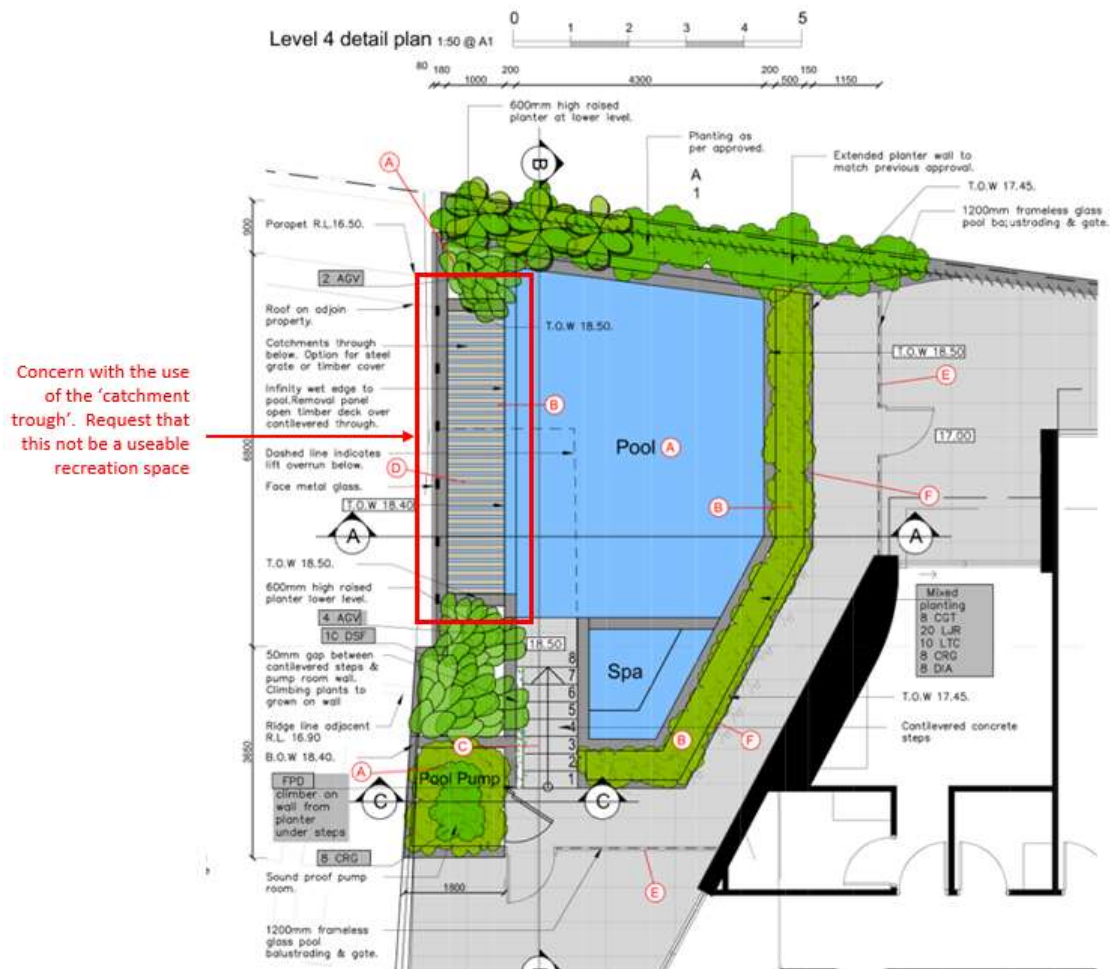


Image 1: Plans – Master Set, page 5

Compliance with L&EC Conditions for plants and shrubbery: L&EC conditions of consent include: 59 "...The species used in the landscaping on level 4 are to be species that will not achieve a mature height greater than 1.5m above finished floor level." In the 'Plans_-_Master_Set' page 1, both 'low' and 'high' planters are detailed. I request clarity on planter height and species height to ensure that they won't breach the 1.5m above finished floor level condition. How will the heights of plants be continuously maintained to ensure compliance? Area circled in red below (image 2) and noted with arrows. I can only assume that the 'high' planter is a shallow planter above the 'pool pump' but I request confirmation/clarification.

1. NEW SWIMMING POOL, FENCE AND PLANTER BOXES ADDED TO UNIT 401.

Concern with
potential breach
of DA2021/2257
L&EC condition 59

Image 2: Plans – Master Set, page 1

Noise Concerns: We are extremely concerned about the potential noise that will emanate from pool use, especially from children and pool parties. We request that without increasing boundary heights which would impact view corridors, further acoustic protection is added to the development to protect neighboring residences. Request for a condition to be added that: 1.4m acoustic glass (in addition to the 1.4m privacy blades) to be installed on the Henrietta Lane boundary. Noting that 1.8m high acoustic glass is already being used along the boundary to 75 The Corso (The Steyne Hotel and its courtyard). Boundary highlighted by red rectangle in the below image 3 taken from 'Plans - Master_Set', page 5.

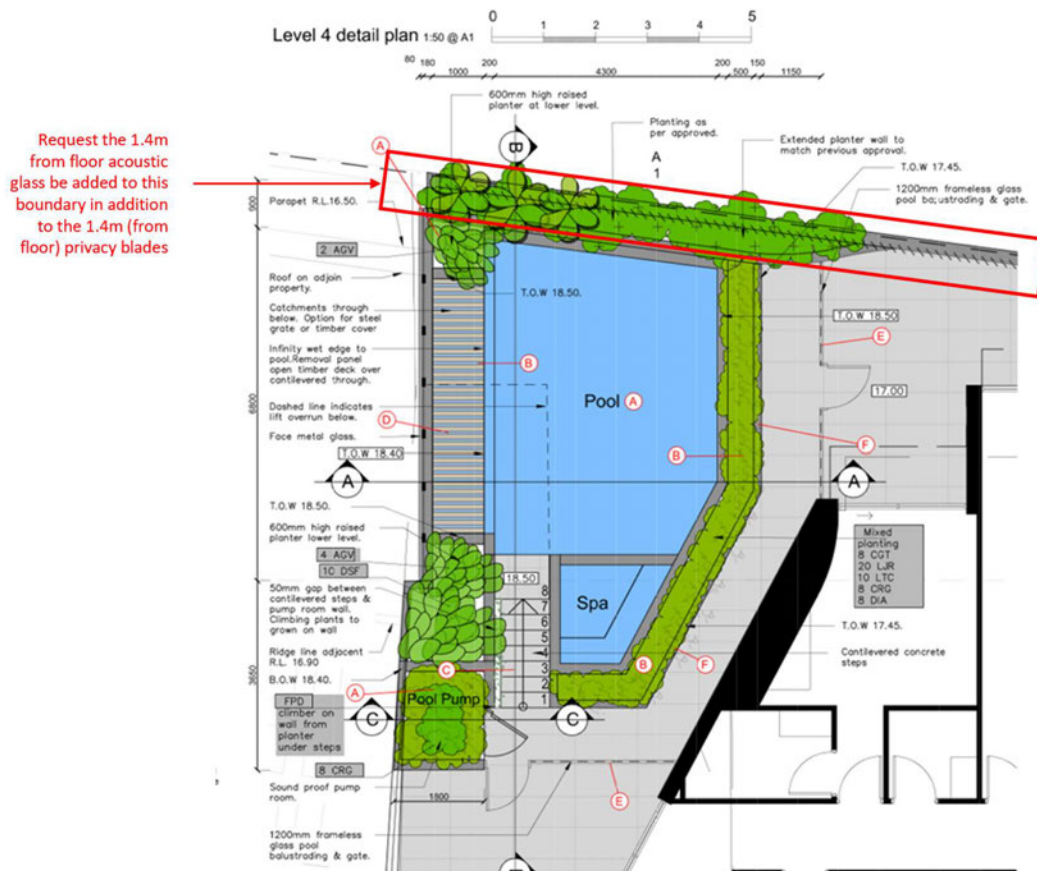


Image 3: Plans – Master Set, page 5

Lighting Concerns: Request that no additional outdoor lighting is added to the terrace/pool to ensure that the modification is compliant to L&EC condition 98: "There is to be no fixed outdoor lighting from level 4 facing west of the subject site..."

To summarize we request the following:

1. Condition be added to any approval that the 'catchment trough' be a non-trafficable area.
2. Ongoing compliance with the height and material of the boundary between 42/41 North Steyne being acoustic glass at height 1.8m from floor.
3. Ongoing compliance with the L&EC condition that no plants/shrubbery are to exceed 1.5m from the floor at maturity; noting that tall planters can only have ground coverage style plants to ensure ongoing compliance.
4. Condition be added to any approval that 1.4m acoustic glass be added to the Henrietta Lane boundary in addition to the 1.4m privacy blades
5. Ongoing compliance with L&EC condition that 'no fixed lighting is added from level 4 facing west of the subject site...'. To comply, there must be no lighting added to this pool installation.

Once again, we do believe that our requests for conditions/design amendments and compliance with L&EC conditions are reasonable and request inclusion with any approval by Northern Beaches Council.

Kind regards

A handwritten signature in dark ink, appearing to be 'S Stow', with a stylized, flowing script.

Mr G & Mrs S Stow
505/9-15 Central Avenue, Manly, NSW 2095
[REDACTED]