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**Sent:** 1/09/2019 5:02:06 PM  
**Subject:** DA2019/0814 : 43-45 North Steyne, MANLY

ATT: Kye Miles

We have reviewed the plans and supporting documentation which form the development application and make the following initial submission:

- The plans contain inaccuracies and inconsistencies and are so deficient in terms of quality and detail and are not to scale, that Council cannot make a full and proper assessment of the proposal, including: its compliance with the DCP and LEP, visual impacts, consistency with the appearance of the existing building or impacts on neighbours etc. The plans given its location within a Foreshore and Conservation Area, should be professionally drawn, and be to scale, and provide sufficient information on materials and colours and contain all the requisite minimum information under Part 1 of Schedule 1 of the Regulations.
- The works are proposed on common property and it appears that the owner's consent from the Owners Corporation has not been submitted with the application.
- The increase in the height of the balustrading results in the terrace being enclosed and hence constitutes gross floor area as defined under the Manly LEP 2013. In the circumstances full GFA calculations of the entire building are required to establish compliance with the FSR standard, and if necessary, a clause 4.6 variation should be submitted. Absent this information, council cannot be satisfied that the proposal complies with clause 4.4 of the LEP
- It is also noted that the wall and awning are on the upper level, and no information is provided to accurately determine the height above existing ground level and compliance with the height standard. A survey would be required in such circumstances.
- The estimated cost of works is signed by a James Pappas whereas the name of the person certifying the cost is Joel Stewart?
- There is no supporting information to confirm the structural adequacy of the works nor the potential impact on the existing and neighbouring building. Given the wind tunnel through Henrietta Lane, this issues requires addressing at DA stage.

In the absence of the above basic and fundamental information, the Council would be precluded from granting consent.

Once the above information is provided and the application complete, we request the opportunity to review the documentation that will enable for a considered assessment and comment prior to Council's determination.

*Regards,*

*Joe Vescio*



P.O Box 768  
BYRON BAY NSW 2418  
M: +61 (0) 414 193399