
Sent: 15/03/2022 12:41:41 PM
Subject: RE: DA2021/1408 - Northern Beaches Planning Panel
Attachments: Sarah Joyce Submission to NBLPP re 16 Addison Road Manly 15.03.22.pdf;

Please find attached my revised submission. Unfortunately, I attached the incorrect photomontage of the development from the Harbour. Apologies.

Please acknowledge receipt of this and the previous submissions made.

Yours sincerely,

Sarah Joyce

From: SP Joyce <thejoyces1@mac.com>
Sent: Monday, 14 March 2022 3:39 PM
To: 'planningpanels@northernbeaches.nsw.gov.au' <planningpanels@northernbeaches.nsw.gov.au>
Cc: 'Kerry Nash - KN Planning' <kerry@knplanning.com.au>; 'Patrick Joyce' <pjoyce@marinya.com.au>
Subject: DA2021/1408 - Northern Beaches Planning Panel

To whom it may concern,

Please find attached our submissions for Patrick Joyce, Kerry Nash and myself, each of whom have registered to speak in support of the DA for 16 Addison Road, Manly at the Northern Beaches Planning Panel's meeting on Wednesday.

Regards,
Sarah Joyce
(owner of 16 Addison Road, Manly)

**SUBMISSION TO NORTHERN BEACHES LOCAL PLANNING PANEL MEETING
16 MARCH 2022 REGARDING AGENDA ITEM 4.3
DA2021/1408, 16 ADDISON ROAD MANLY**

I am making this submission as the owner of 16 Addison Rd, Manly which is the subject of the DA. It is noted from Council's Assessment Report that there are two key issues which are basis for its refusal – heritage, setbacks and associated view loss. I will confine my written and verbal comments to the former. View loss and setbacks are being covered by our planner Mr Kerry Nash and my husband Patrick Joyce.

The issue of heritage is a new issue that we have only just been made aware of following receipt of the Assessment Report. This is despite us working collaboratively Northern Beaches Council for approximately 18 months which included having a pre-DA meeting, numerous calls between our planner, ourselves and council officers and a recent meeting with Council to discuss Council's likely final determination held on 1 February 2022. At no point was the impacts of heritage mentioned as a concern. To the contrary we were repeatedly assured that side setback impact on view loss was the only remaining issue. This deprived us of the ability to raise the issues that I will raise in this submission.

We believe we are not having an impact on the heritage of the harbour foreshore and that this should not be a reason for refusal for following reasons:

1. ***None of our development is within the harbour foreshore area.*** This DA contains no development that is located within the harbour foreshore area around the mean high tide water mark. Although redevelopment of the ocean pool and spiral stairs will occur, this has already been approved by Council in 2019 (DA2019/0808 and Mod2020/0064). Even the area that adjoins the harbour foreshore area is remaining largely as it is today with the existing rock faces being retained and new planting replacing the exotic plantings that are there now.
2. ***The views of the heritage officer are incongruous with rest of the findings of the report.*** Over and above the fact that our proposal contains no development below the mean high-water mark, it is also the case that the heritage findings are inconsistent with the assessment received by other Council staff including environmental staff. The Assessment Report identifies that there are no impacts on the harbour and the surrounding flora and fauna. The assessment officer also approved the house in terms of its impact on the amenity and privacy of the surrounding homes and residents (save of course for their views on view loss). The Assessment Report is inconsistent as it identifies in other parts that the impacts upon the foreshore's heritage are not an issue stating:
 - "Given the variety of development along the southern side of Addison Road, the proposed development when viewed from the foreshore is not deemed to be unreasonable or unsightly. The issue does not warrant the refusal of the application". (p192)
 - "The proposal is not considered to substantially alter the appearance of the foreshore area in the vicinity of the site...The proposed dwelling house is compatible with the established and future character of the locality" (p203)
3. ***The totality of the site is also sympathetic to the adjacent foreshore and is an improvement to the current development.*** It is also worth noting that the totality of the site is very sympathetic to the foreshore in that the house intentionally nestles into the slope, it proposes significant landscaping to soften the building, and uses natural materials and colours. We believe that the new house will be a substantial improvement on what is there now and will have less visual impact from the harbour and key vantage points than the majority of the houses along the foreshore in that locality. The following page shows a photo montage of the house viewed from the water and a photo of the surrounding houses along with foreshore from Little Manly Point Park.

Our hope is that Panel will recognise the fact that there is no development within the mapped foreshore area within this DA and appreciate the efforts we have gone to in our design to make the building sympathetic to the landscape and neighbouring properties which we believe will visually improve the foreshore area.



Sarah Joyce 14/3/22

