
Sent: 8/10/2020 10:02:50 PM

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

Dear Kent,

Thank you for alerting us to the lodgement of amended plans for this address.

Although the amended plans are improved, we continue to have significant objections as stated in our original letter. The points outlined below highlight our key concerns/objections but should be read in conjunction with that original letter.

- The proposed impact on the streetscape given the height of the proposed upper extension. This is one of the few remaining intact examples of a Federation terrace row in Manly and therefore should be of high community value. Specifically, as stated in our original letter, we encourage Council to consider the existing completed developments (at 7 and 11) as the limit that assures negligible impact on the streetscape whilst balancing the need for reasonable exceptions to the DCP and LEP to accommodate the needs of modern living. The amended proposed height of this DA still exceeds these completed developments.
- The rear set back being extended closer to the rear boundary, which further breaches the minimum set back required under the DCP. The existing building footprint is already less than the 8 metre minimum from the rear boundary and we remain concerned that the proposed first floor addition will go approximately 1 metre closer to the rear boundary. Whilst the neighbouring properties have gone back to a similar point as to what number 9 proposes, they have done so in a manner that has less visual and solar access impact on the neighbours by doing so as an open balcony rather than enclosed structure.
- Demolition of the former out-house/rear shed which has a common wall and roof with us. We remain concerned as to how a structure with these common structural features can be proposed to be demolished. We suggest this structure could instead readily be repurposed instead of demolished (as we have demonstrated). At a minimum, the common wall and roof should be maintained.

We also note the important errors and omissions pointed out in our original letter remain, such as lack of detailed shadow diagrams for our yard.

In summary, as has been demonstrated by DAs approved for each of 3, 7 and 11 Steinton Streets (with the building works completed for 7 and 11) modern day accommodation suitable for a family can be achieved in a way which respects the conservation value of this unique row of six terrace houses and seeks less significant from the Manly DCP and LEP. Any approval for work which goes beyond the variation already granted by Council for these prior approvals would fundamentally damage the integrity of this entire row and destroy one of the few pockets of remaining in-tact terrace rows in Manly. We continue to urge Council to reject the application in its current form.

Kind regards,
Vanessa and James
11 Steinton Street, Manly

-----Original Message-----

From: Kent Bull

Sent: Wednesday, 7 October 2020 9:25 AM

To: Vanessa Beenders

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

Dear Vanessa,

Technically, amended plans (revised during the DA process) that have changes resulting in a lesser or reduction of environmental impacts do not require re-notification. This is detailed on pg 11 of the adopted Northern Beaches Community Participation Plan.

However as a courtesy, I am happy to allow until the end of this week for any further submissions or comments based on the amended design.

Kind regards,

Kent Bull
Planner

Development Assessment
t 02 8495 6492
kent.bull@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au

-----Original Message-----

From: Vanessa Beenders

Sent: Monday, 5 October 2020 8:30 PM

To: Kent Bull

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

Dear Kent,

Thank you for notifying us of these amended plans. We will review. Please let me know if there is a deadline for comment as I cannot see such a date on either your email or the website but may have missed it.

Kind regards,
Vanessa

Sent from my iPhone

> On 30 Sep 2020, at 3:40 pm, Kent Bull wrote:

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> Dear Vanessa Beenders,

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> 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://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Feservices.northernbeaches.nsw.gov.au%2FPlanning%2FLive%2FPublic%2FXC.Track%2FSearchApplication.aspx%3Fid%3D1838210&data=01%7C01%7Ccouncil%40northernbeaches.nsw.gov.au%7Cbe24da58d0644fd3a67308d86b79b09a%7C8c5136cbd646431c84ae9b550347bc83%7C0&sdata=i75vZ4HfaEd9BAjzFjJ1QZFHuFqET3dRM9UARmwV8lw%3D&reserved=0>

>

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

>

> Kind regards,

>

> Kent Bull

> Planner

>

> Development Assessment

> t 02 8495 6492

> kent.bull@northernbeaches.nsw.gov.au

> northernbeaches.nsw.gov.au

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> -----Original Message-----

> From: Vanessa Beenders

> Sent: Thursday, 16 July 2020 9:36 PM

> To: Council Mailbox

> Subject: DA 9 Steinton Street Manly Objection - Word Document

>

> Attention: Kent Bull

>

> Please find attached a Word document version of our objection to this DA2020/0702. I was unable to work out how to attach a Word document from the online submission option.

>

> Regards,

> Vanessa

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> Sent my iPhone

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> Northern Beaches Council

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