

16<sup>th</sup> June 2019

The General Manager  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

Attention: Mr Benjamin Price –Planner

Dear Mr Price,

**Development Application DA2018/1669  
Issues response/ Supplementary Statement of Environmental Effects  
Demolition and construction of shop top housing  
21 Whistler Street, Manly**

Reference is made to Council's correspondence of 6<sup>th</sup> February 2019 pertaining to the above matter and our subsequent meeting of 15<sup>th</sup> March 2019. In response to the issues raised this submission is accompanied by the following documentation:

- Amended architectural plans DA01(B) to DA07(B), DA08(A) to DA015(A) and 3D02 prepared by Wolski Coppin Architecture;
- Refined schedule of finishes drawing C06 prepared by Wolski Coppin Architecture;
- View analysis plans 3dV01 and 3d V02 prepared by Wolski Coppin Architecture;
- Addendum historical review, undated, prepared by Heritage 21; and
- Amended Assessment of Traffic and Parking Implications report, dated June 2019 (Rev I), prepared by Transport and Traffic Planning Associates; and
- Stormwater drainage concept plans H1 – H3 prepared by Burgess, Arnott & Grava Pty Limited

The amended plans provide for the following changes:

**Basement Level**

- The relocation of the garbage bins to the ground floor level and nomination of bulky goods waste area to the south of the car lift;

- The reconfiguration of the northern egress stairs and provision of bike racks along the northern wall; and
- The conversion of the switch room and pump room to retail and residential storage.

### Ground Floor Level

- The provision of a vehicle waiting bay to the rear of the car lift (refer to traffic report for operational details);
- The relocation of the garbage bin storage area to the south of the vehicle waiting bay with such area accessible by Council's waste contractor via an externally accessed walkway past the car lift;
- The reconfiguration of the entry foyer to accommodate a new recessed retail entrance/ porte cochere;
- The provision of enhanced facade detailing creating niches for street occupation and activation consistent with that at No. 28 Belgrave Street to the south; and
- Introduction of a revised schedule of materials and finishes at street level.

The following section of this submission will detail the response to the various issues raised.

## **1. Heritage**

Response: In response to the concerns raised in relation to the significance of the existing buildings on the site we rely on the accompanying addendum historical review, undated, prepared by Heritage 21. This document has previously been forwarded to Council with no objection raised to the imposition of a condition of consent requiring the appropriate archival recording of the existing structures on the site prior to demolition.

## **2. Traffic and access**

Response: Reference is made to the concerns expressed in the traffic engineering referral comments forwarded with the issues letter. In response to the concerns raised we confirm the following:

- Section 7 of the amended Assessment of Traffic and Parking Implications report, dated June 2019 (Rev I), prepared by Transport and Traffic Planning Associates responds to the issues raised in relation to the quantum of off-street parking proposed, the provision of an off-street waiting bay, the safety of the disabled car space shared zone, the use of the Trend Vario 4300-200 stacker system, the absence of loading facilities and absence of an on-site car waiting bay and pedestrian/ vehicle site lines;

- Contrary to the Council traffic engineer referral response the development does, in fact, provide the required quantum of car parking in strict accordance with the DCP control;
- An on-site waiting bay has been provided with the operational detailing outlined in the accompanying amended Assessment of Traffic and Parking Implications report;
- It is not feasible to provide loading facilities on this small constrained site with the servicing needs of the small retail tenancies readily satisfied by the 2 sign posted Loading Zone spaces some 20 metres south of the site in Whistler Street; and
- The amended Assessment of Traffic and Parking Implications report suggest that 2 convex mirrors could be installed on the northern and southern corners of the lift to enhance pedestrian sight lines. No objection is raised to this requirement forming an appropriately worded condition of development consent.

### **3. Urban design**

#### Façade detailing/ entrance porte cochere/ street level activation

Response: As previously indicated, fine grain detail of the public/ private interface has been further developed. This has included the reconfiguration of the entrance foyer to accommodate a new recessed retail entrance/ porte cochere. This has facilitated changes to the façade design including the creation of niches for street occupation and activation consistent with that at No. 28 Belgrave Street to the south.

#### Building materials

An enhanced schedule of materials and finishes has been introduced including the use stone cladding/ brickwork at street level.

#### Potential view impacts

Having inspected the site and its immediate surrounds we have formed the considered opinion that the proposed development will not give rise to any unacceptable view impacts from surrounding properties. The application is accompanied by view loss diagrams 3D V01 and 3D V02 prepared by the project Architect which drop the proposed building into the existing Manly townscape as viewed from the lower level balcony of No. 7 Tower Street, Manly and its roof top level.

This property is located at a midpoint up the western escarpment with the images clearly demonstrating that building will sit well below established building heights in the townscape and will not give rise to any unacceptable view impact. A view sharing outcome is maintained.

#### Apartment Design Guide (ADG)

The issue raised in relation to the front façade design has been addressed previously. In relation not solar and daylight access to the North facing balcony and window at No. 33 Belgrave Street to the south dimensions have now been placed on the plans showing the provision of a lightwell type building recess having dimensions of approximately 6 x 6 metres in the south western corner of the property to maintain appropriate solar and daylight access to the adjoining balcony and window elements. These setbacks are consistent with those sought by the ADG.

The fact is that these balcony and window elements are highly vulnerable to impact given their orientation directly across the side boundary, location within 1 metre of such boundary and their location in a precinct/ zone where zero front and side boundary setbacks are encouraged to create a street wall to Whistler Street.

We have formed the considered opinion that the proposal will not unreasonably impact on the amenity of the adjoining property. We also note that no objection has been submitted against the proposal by this or any other adjoining property owner.

#### **4. Development engineering/ stormwater**

In response to the stormwater engineering concerns raised please find attached revised plans prepared by Burgess, Arnott & Grava Pty Limited.

#### **5. Waste**

Response: In response to the concerns raised by Council's waste officer the garbage bin storage area has been relocated to the south of the vehicle waiting bay with such area accessible by Council's waste contractor via an externally accessed walkway past the car lift. Further, a bulky waste storage room has been provided in the basement.

Accordingly, Council can be satisfied that the concerns raised as detailed in the correspondence of 6<sup>th</sup> February 2019 have been comprehensively addressed.

Having given due consideration to the matters pursuant to Section 4.15(1) of the Environmental Planning and assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.

Please not hesitate to contact me to discuss any aspect of this submission.

**Yours faithfully**

Boston Blyth Fleming Town Planners

A handwritten signature in black ink, appearing to read 'Greg Boston', with a stylized flourish at the end.

Greg Boston

B Urb & Reg Plan (UNE) MPIA

B Env Hlth (UWS)

**Director**