

28 January 2022

Email: planningpanels@northernbeaches.nsw.gov.au
Attn: Natalie Graham / Penny Wood
Northern Beaches Council

**RE: Mod 2021/0647 Modification of Development Consent DA 272/2017 for
Alterations and additions to an existing Residential Flat Building
96-97 North Steyne, Manly**

1 / 80 Albion Street
Surry Hills NSW 2010
+61 (2) 8354 1300
architects@squillace.com.au
squillace.com.au

Dear Natalie,

In response to your letter relating to the upcoming Northern Beaches Local Planning Panel meeting and the assessment of the S4.55 application for 96-97 North Steyne, Manly, we enclose further information to address the items raised.

We concur with Council's assessment of the S4.55 and general endorsement of the S4.55 proposal. We would like to provide some additional information in relation to the proposed extension of the ground floor eastern terraces and their impact on the existing site landscaping and terrace fencing.

To alleviate and address these concerns we have reviewed the proposed ground plane and enclose a sketch of the ground floor landscaping and an eastern elevation of the terrace for your consideration noting the following:

1. The proposal has been amended to maintain the landscaping at the SE corner of North Steyne & Pine Street;
2. In the S4.55 submission the NE corner of the site the terrace extent has been reduced and hard surfaces have been replaced with landscaping to soften the curtilage of the building;
3. The ground plane has been reconsidered to increase the extent of landscaping via an amended terrace line and the introduction of elevated planters, resulting in no net loss of landscaping;
4. Clarify that in the S4.55 submission the proposed new stone fence height surrounding the terrace reflects a **reduction in height by 300mm from the existing condition**, minimising the solidity and visual dominance of the fence whilst still maintaining privacy for the terrace and providing the added benefit of improved water views for the building occupant's neighbourhood surveillance (Please refer to section AA on the attached drawing);
5. A visually unobtrusive frameless glass balustrade has been proposed to the elevated terraces to address the non-compliant balustrade height and provide greater security, visual privacy and protection from wind and noise. The introduction of a new glass balustrade only constitutes a 115mm increase in the overall height of the fence and is far less visually bulky;
6. Strict compliance with the DCP requirement for a 1m high fence would be a poor amenity outcome;
7. Introduce 3 additional palm trees (1 to SE corner and 2 to SW corner) as requested by Council.

In conclusion we believe the proposed amendments illustrated on SK01 Landscape mark-up (dated 28.01.22) enhance and maintain the existing landscaping and result in an overall reduction of the bulk of the terrace fence whilst improving amenity for the public and building occupants alike. We would be happy for Council to reference this drawing in an amended condition. We look forward to your feedback on the amendments and happy to discuss further or provide any clarification.

Yours sincerely,

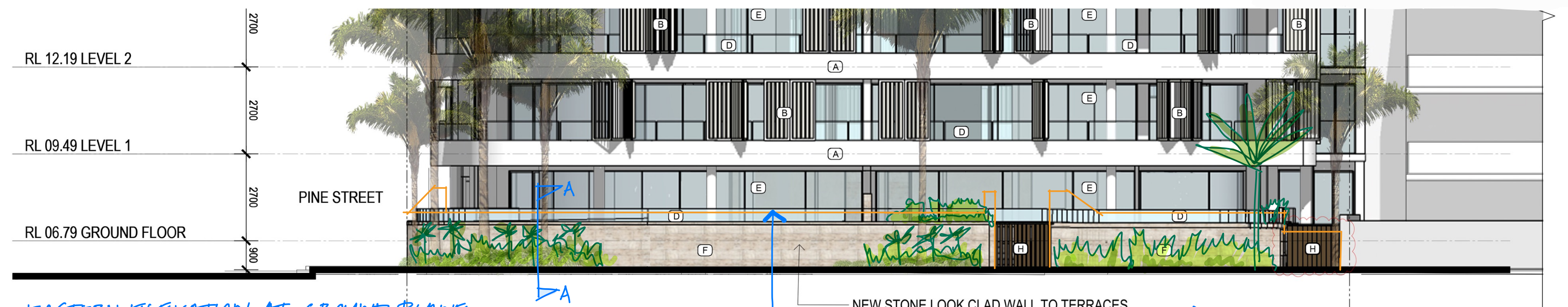
Vince Squillace

Director / B Arch (Hons) AIA, AAA, ACA

NOMINATED ARCHITECT
VINCE SQUILLACE
REG NO. NSW 6468 / NT 1173
QLD 3677 / VIC 17219
ABN 24 132 554 753



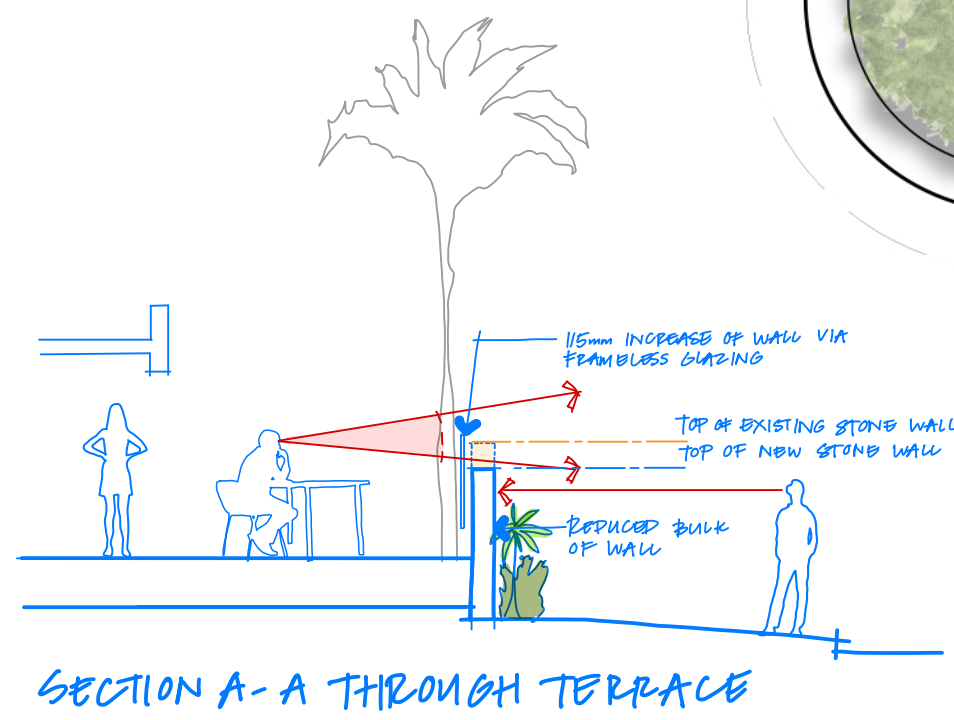
EASTERN ELEVATION



EASTERN ELEVATION AT GROUND PLANE

LEGEND

- INCREASE IN LANDSCAPING FROM EXISTING CONDITION
- DECREASE IN LANDSCAPING FROM EXISTING CONDITION
- NO CHANGE IN EXTENT OF LANDSCAPING FROM EXISTING CONDITION
- LINE OF EXISTING TERRACE
- LINE OF PROPOSED TERRACE



SECTION A-A THROUGH TERRACE

EXISTING LANDSCAPING REFER TO PHOTOS BELOW

ALLOW FOR 2 ADDITIONAL PALM TREES AS REQUESTED BY COUNCIL

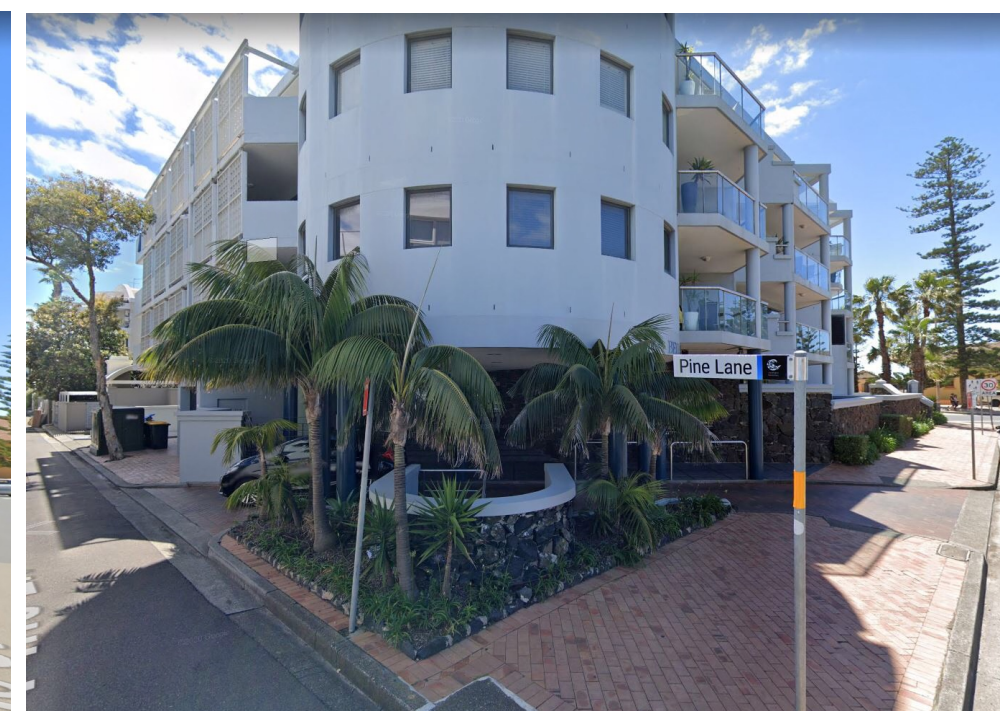
SK 01
LANDSCAPE MARK-UP
28.01.22
MOD 2021/0647
96 NTH STEYNE, MANLY

EXISTING LANDSCAPING

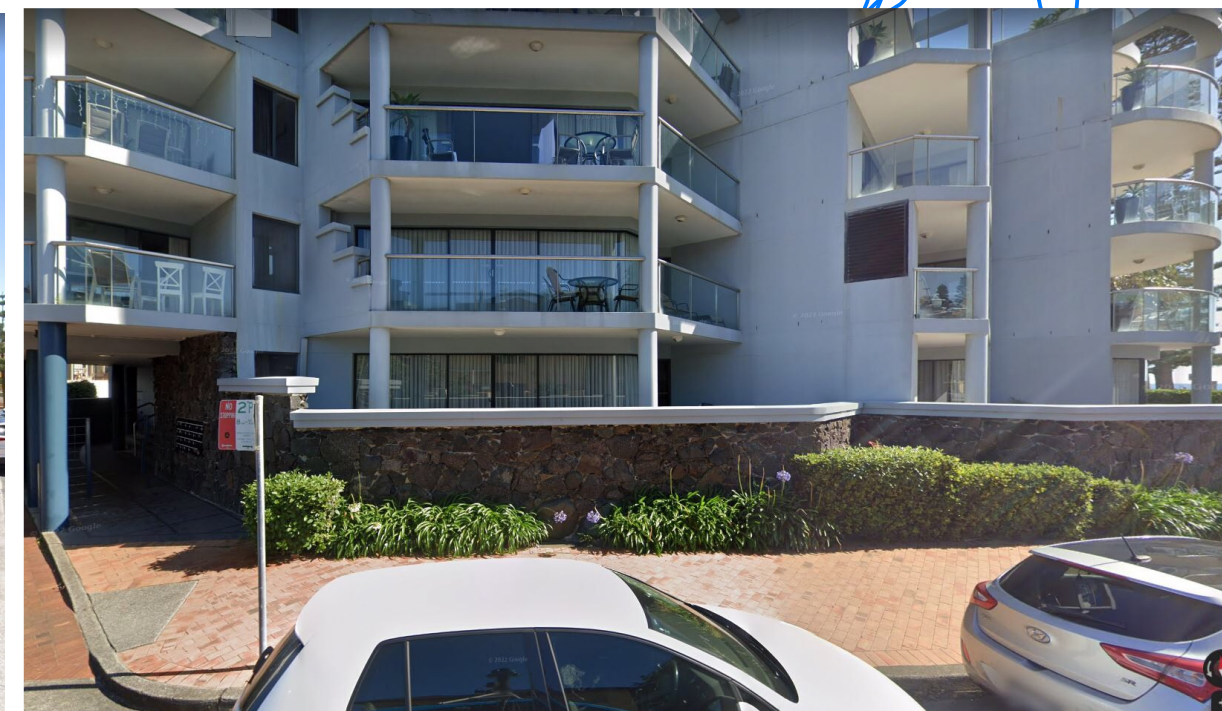
VIEW 1
VIEW 2



VIEW 1: SW CORNER OF SITE



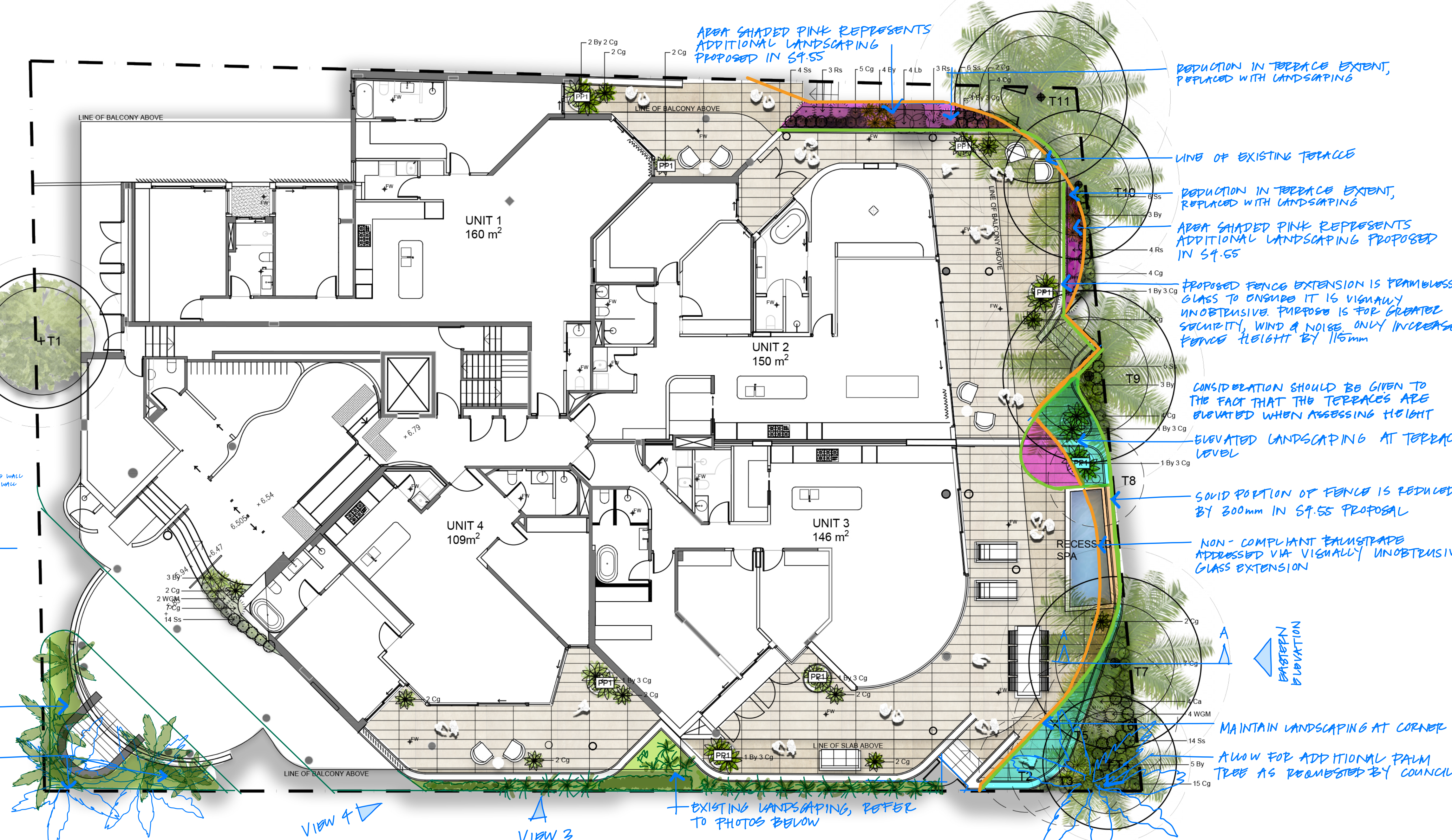
VIEW 2: SW CORNER OF SITE



VIEW 3: SOUTHERN ELEVATION



VIEW 4: SOUTHERN ELEVATION

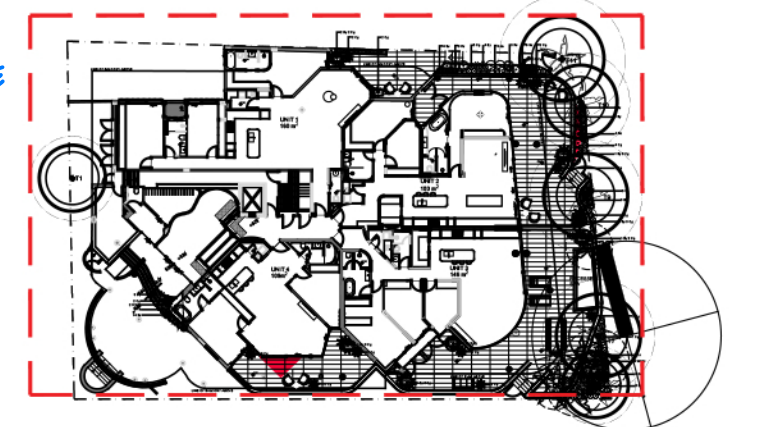


C	Landscape Planting Updated	RH	NM	20.07.21
B	Trees Planting Updated	RH	NM	15.07.21
A	Landscape Section 4.55	RH	NM	12.07.21
Issue	Revision Description	Drawn	Check	Date

Legend

- Boundary
- Retained Tree Refer Schedule and Detail
- Existing Tree Removed
- TPZ
- SRZ
- Proposed Shrubs and Accents
- SPA
- GRC Pot
- Seating Coach
- Table and Chairs
- Sun Chair
- Paving

Key Plan



Client

Squillace

Project

96 North Steyne, Manly

SITE IMAGE

Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia

Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

Site Image (NSW) Pty Ltd
ABN 44 801 262 380

Landscape Architects

LANDSCAPE SECTION 4.55

Drawing Name

Landscape Plan - Ground Floor

Scale 1:100 @ A1

Job Number

0 1 2 3 4 5m
Drawing Number Issue

SS21-4696

101 C