
From: matt carlisle
Sent: Friday, 1 July 2022 4:54 PM
To: Planning Panels - Northern Beaches
Cc: 'James Bell'; 'Greg Boston'
Subject: NBLPP - DA2021/2590 Submission to Panel
Attachments: NBLPP Submission_40 Pine St Manly.pdf

Categories: NBLPP

Dear sir / madam,

Please find attached written submission to the NBLPP for the next LPP meeting on Wednesday 6 July 2022 in regards to DA 2021/ 2590 – 40 Pine St, Manly.

This letter is from the owner and addresses matters raised in the assessment report by council planner Thomas Burns which is attached to the meeting agenda.

Thanks very much,

Regards,
Matt Carlisle

Architect
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Northern Beaches Local Planning Panel
1 Belgrave Street
Manly

James Bell
Manly NSW
2095

29/6/2022

Dear Chair and Local Planning Panel Members,

Re: DA 2590/2021 40 Pine Street Manly NSW 2095

I am the owner of Lot 5 in DP 939161 being 40 Pine Street Manly . I have read the assessment of DA 2590/2021 prepared by Mr. Thomas Burns of Northern Beaches Council and note that he has raised issues from a previous application DA 60/2013.

I would like to draw the panels attention to the published determination of DA60/2013 by the Land and Environment Court, in particular **page 5, item 14, The Evidence** where Ms Nancy Sample Town Planner for Manly Council “**adopted the position that the site could accommodate a dwelling but not the dwelling proposed in this application**”. (for clarity Ms Sample is referring to the two storey dwelling proposed by DA60/2013.)

The statement by Ms. Sample had significant bearing on my decision to pursue a suitable development outcome for the site and in this regard a pre-lodgement meeting with Northern Beaches Council was arranged.

The meeting PLM2021/0247 was held on 14th October 2021 with Mr. Steve Findlay – Manager Development Assessment, Mr. Tony Collier- Principal Planner, Mr. Alex Kwok – Senior Development Engineer and Mr. Joseph Tramonte Senior Landscape Architect. The meeting and guidance provided was extremely positive and although it is understood that the outcome is non-binding it should be afforded some relevance.

Council officers came to the following PLM conclusion “**The proposal is considered to have merit and could be supported subject to the issues raised in these Notes being satisfactorily addressed.**”

The issues raised at the PLM have been addressed. It is unfortunate that Mr. Burns has not made any specific reference to the detail contained in the PLM notes or the statement by Ms. Sample that the site could accommodate a dwelling house, when making his assessment.

I have listed a summary of issues raised as concerns with comment for consideration by the panel. Further detail of will be provided by Matt Carlisle Architect and Greg Boston Town Planner.

Site setback and open space – are in accordance with council's Pre-Lodgement Meeting Notes which state: “**Given the unique and isolated nature of the site, the design and scale of the proposed dwelling is considered to be adequate. The front and rear setback non-compliances indicated are unavoidable if development is to be permitted on this site and the proposal is considered to satisfy the applicable objectives of each clause in lieu of the numerical non-compliance.**

“The side setbacks are also considered to be adequate in order to provide for a reasonable internal living space for the proposed dwelling. In each particular instance, and due to the modest scale of the dwelling, the impact to all surrounding properties (including the public domain to the south) is minimised and acceptable.”

Further architectural amendment has increased the deck to 3m x 4m.

Landscaping / soil depth for screening – are in accordance with council’s Pre-Lodgement Meeting Notes which state: ***“As noted earlier, given the small area of the site, the design and scale of the proposed dwelling is considered to be adequate. The provision of total open space is limited although, as discussed at the meeting, the provision of landscaped area could be increased through the replacement of the deck at the southwestern half of the dwelling (which is currently depicted as surrounding the tree) with soft landscaping (i.e. the removal of this part of the deck in its entirety).*** This recommendation from council has been adopted in the submitted DA plans.

Additionally, we are in receipt of a letter from Base Building Pty Ltd dated 9/6/2022 confirming suitable soil depth test results in addition to White Geotech results as confirmed in their report dated 7/7/2021.

Fire Fighting – The proposal is in accordance with the NSWFB Fire Safety Guidelines , Fire Hydrants for Minor Residential Development. Hydrant locations in Kangaroo Street and Pine Street meet these requirements, being within the required 90m (3x 30m hose length) requirement.

Stormwater Design – the revised design by Structerre Engineers and supporting information from White Geotech are all in accordance with the requirements of Council Engineers.

Lot size – The lot size is consistent with many other subdivisions in Manly with developed lot sizes ranging from 90sqm to 120sqm.

Lack of On-site parking – Traffic Engineers Referral Response notes proximity to a car share pod and is supportive. It should be noted that Council supports and recognises the value that car schemes provide through the reduced private vehicle ownership and less demand for on street parking. NB Council’s Car-Share Parking Permit Application form states: ***“Council supports and recognises the value that car share schemes provide through reduced private vehicle ownership and less demand for on-street parking”***.

The PLM notes state: ***“It is accepted, given the isolation of the site from any local street and the inability to provide parking on the site, the lack of on-site parking is accepted in this particular instance.”***

Shopping and Delivery – Harris Farm Markets have confirmed delivery to the property in writing , Coles, Woolworths and Australia Post provided verbal confirmation of delivery.

Bin placement – Supported in the Referral Response from Councils Waste Management division. The service offered is similar to the placement procedures utilised by many homes and unit developments.

Utilities – All services including water, gas, electricity and sewer are available to the site.

I trust the preceding is of assistance

Yours faithfully

James Bell