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29/11/2024

MR Charles Mark Savage
40 Quinton RD
Manly NSW 2095
[REDACTED]

RE: DA2024/1451 - 40 Quinton Road MANLY NSW 2095

I am one of the owners of 40 Quinton Rd Manly and the applicant for the DA. I have just read the submission on our DA from our neighbour in 42 Quinton Rd, Renae McLaren

The submission quotes clauses from the Exempt and Complying Development SEPP which relate to hard stand areas. If we had been able to apply for approval under a CDC we would have done so rather than submitting a DA. The clauses quoted do not apply to a development application.

The submission mentions concerns about noise, privacy and drainage. As the parking space is completely screened from our neighbours by a high masonry wall which they built without approval some years ago, it is difficult to see how there should be any concerns about noise and privacy. The parking space is in our front garden area and does not overlap their house.

The other concern is drainage. As the hard stand area is largely replacing existing paving, there would not be a significant increase in overland flow. The intention is that water would continue to flow through the soft landscaping along our northern boundary to our rear grassed area as is currently the case. Our landscape plan shows removal of some existing concrete paving along the northern side of the house and its replacement with stepping stones to increase porous areas on site. The amount of existing soft landscaped area is well over DCP requirements.

It is difficult to see how the drainage from the car space would affect the neighbouring property. The existing masonry boundary wall would prevent any water entering their front garden area. Further down the block our house has a 2.5 m setback from the northern boundary which allows extensive soft landscaping. No.42 has a concrete path and steps running along the shared boundary.

The submission requests that the hard stand area be moved 900mm off the boundary. Due to the downward slope of the hill to the north, this would result in a higher slab and would require additional steps. It would also overlap the house to a more significant degree and make drainage of the existing paved area more difficult. We have Building Approval from the 1990s to re-open the front veranda to restore the street elevation of the existing 1915 house. Pushing the car space 900mm from the boundary would have a major impact on the aesthetics and amenity of the veranda.

As many of the blocks are relatively narrow, there is a pattern along Quinton Rd of having

parking areas located adjacent to the boundary This is the case in No. 42. We are proposing to have a narrow garden area of 300 mm along the northern boundary both to absorb stormwater with agricultural drains and to allow vines to be planted to soften the masonry wall built by our neighbours.

So we request that the proposal as submitted with a 300mm setback be approved.