
From Anna Williams
Sent: 20/02/2024 12:25:54 PM
o Claire Ryan; Council Northernbeaches Mai box
Cc: garry summers
Subject TRIMMED Re DA2023/1245 212 Hudson Parade Clareville

Hi Claire,

Garry and I have spoken at length regarding the amended plans. Thankyou for providing the list of changes which was very helpful.

We appreciate the changes that have been made, particularly to the height of the building and amended roof form.

There are a number of issues raised in our previous submission which remain outstanding, and in particular we note that no elevation diagrams are provided to demonstrate the amount of sunlight retained to 210 Hudson Parade under the proposal. A key consideration of the Land and Environment Court Planning Principle *The Benevolent Society v Waverly Council* is that 'The amount of sunlight lost should be taken into account, as well as the amount of sunlight retained.'

We remain concerned that the assessment of the application is unable to be properly undertaken on the basis of the plans provided to date and that elevational diagrams must be provided to arrive at any conclusion with respect to this matter.

Finally, we reiterate our previous submission in a separate email to you regarding the proximity of excavation close to the boundary with 210 Hudson Parade and the likely impacts of such excavation on existing structures at 210 Hudson Parade. We request again that, in the event Council grants consent to the proposed development and as a condition of any such consent, dilapidation reports are required to be provided by the applicant pre and post construction to ensure that any damage to Mr Summers' home is able to be identified and rectified.

Thankyou for the opportunity to respond to the amended plans and please feel free to contact me directly should you require any further information.

Regards,

Anna Williams,

Director
Blackwattle Planning

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