
From: [REDACTED]
Sent: 4/11/2025 11:09:31 PM
To: Council Northernbeaches Mailbox
Cc: TONY O'BRIEN
Subject: RE: Mod2025/0575 111 ADDISION ROAD, MANLY WRITTEN
SUBMISSION: LETTER OF OBJECTION SUBMISSION: TULLOCH
Attachments: 111 ADDISON MOD WS.pdf;

Kind regards,

Bill Tulloch BSc[Arch]BArch[Hons1]UNSW RIBA Assoc RAIA
DA Objection Pty Ltd
Director
[REDACTED]

SUBMISSION

a written submission by way of objection

BILL TULLOCH BSC [ARCH] BARCH [HONS1] UNSW RIBA Assoc RAIA
Director
DA Objection Pty Ltd

prepared for

TONY & NICKY O'BRIEN, 109 ADDISION ROAD, MANLY

3 NOVEMBER 2025

CEO
NORTHERN BEACHES COUNCIL
725 PITTWATER ROAD,
DEE WHY
NSW 2099

council@northernbeaches.nsw.gov.au

RE: Mod2025/0575
111 ADDISION ROAD, MANLY
WRITTEN SUBMISSION: LETTER OF OBJECTION
SUBMISSION: TULLOCH

Dear Sir/Madam,

This document is a written submission by way of objection lodged under Section 4.15 of the EPAA 1979 [the EPA Act].

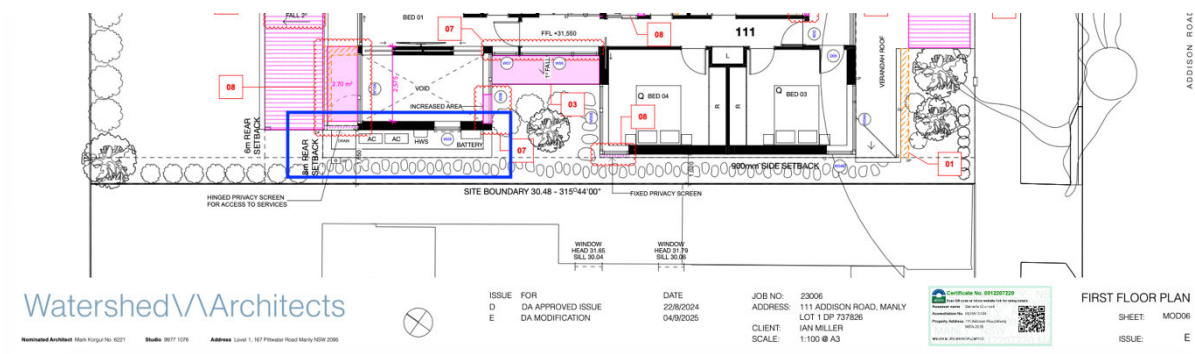
I have been instructed to prepare an objection to this DA.

I have critically reviewed the plans and documentation prepared in support of the above development application and to provide advice in relation to policy compliance and potential residential amenity impacts.

The main impact concerns are:

- ACOUSTIC PRIVACY
- VISUAL IMPACT

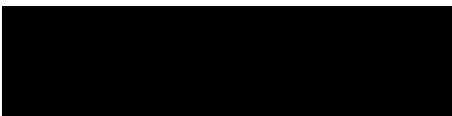
The proposal has positioned mechanical plant on the elevated First Floor Side Non-Accessible Roof. That is plainly unacceptable. All of the proposed mechanical plant must be positioned at the Ground Floor level and screened and enclosed with full acoustic barriers. The visual impact of a host of mechanical plant facing my client's property is simply unacceptable.



Proposed Conditions:

1. The APPROVED NON-ACCESSIBLE DECK zone at First Floor, parallel to the 'Void', facing 109 Addison Road, is to be maintained as a NON-ACCESSIBLE DECK, with NO mechanical equipment housed on the deck, including, but not limited to, AC Units, HWS Units, Solar Battery Units, and any other item. All of the proposed mechanical plant must be positioned at the Ground Floor level, screened and enclosed with full acoustic barriers.
2. The Privacy Screen to the end of the First Floor Deck facing 109 Addison Road, is to be totally fixed, and not hinged.
3. All privacy screens are to be a fixed barrier with no individual opening larger than 30mm and a total opening area no more than 30% of the surface area.

Yours faithfully,



Bill Tulloch BSc [Arch] BArch [Hons1] UNSW RIBA Assoc RAIA
Director
DA Objection Pty Ltd
PO Box 440 Mona Vale NSW 1660

