
From: Lucy Wallrock
Sent: 31/01/2023 1:18:43 PM
To: Adam Croft; Council Northernbeaches Mailbox
Subject: Re: Mod2022/0643 - DA2020/1591
Attachments: 318 Hudson Parade studio:gym Wallrock submission.pdf;

Hi Adam,
I hope you are well. Thank you for the extension for the submission.
Please see attached our submission. I have also tried to upload it to the council website but the official exhibition period is closed.
If you have any questions please don't hesitate to ask.
Kind regards,
Lucy and Sam Wallrock

From: Adam Croft <adam.croft@northernbeaches.nsw.gov.au>
Date: Friday, 20 January 2023 at 3:16 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Mod2022/0643 - DA2020/1591

Hi Lucy
Thank you for your email.
It would be great if you could make any submission by 31 January. Is that sufficient time?
Kind Regards,

Adam Croft

Principal Planner
Development Assessment - North Team
t 02 8495 6496
adam.croft@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



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council



From: [REDACTED]
Sent: Thursday, 19 January 2023 10:34 PM
To: Council Northernbeaches Mailbox <Council.Northernbeaches@northernbeaches.nsw.gov.au>
Cc: [REDACTED]
Subject: Mod2022/0643 - DA2020/1591
To the attention of Adam Croft (Planner)
We are just wondering if we could please get an extension for the submission for Mod2022/0643 - DA2020/1591.

The submission is due tomorrow (19th January) but we have been away, illnesses, then Christmas etc so apologies but we are running a little behind. Also, we have asked 316 Hudson parade's architects (Bexter & Jacobson Architects) to confirm a few measurements, as they are hard to read on the plans, and we are just waiting for them to come back to us.

Please can you confirm the latest our submission can be provided?

Yours sincerely,

Lucy Wallrock



Northern Beaches Council

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318 Hudson Parade
Clareville NSW 2107
31 January 2023

The Planning Manager
Northern Beaches Council
council@northernbeaches.nsw.gov.au

Dear Sir / Madam,

We submit the following for:

Application No: Mod2022/0643
Address: 316 Hudson Parade CLAREVILLE

We have various concerns for consideration in regard to the modifications to the plans for the gym/studio unit area.

These are:

- What is to go into the 'plant' room? Presumably this will be the air conditioning unit and other such equipment? Currently Mr Walls air conditioning unit sits on the southern wall of 316 Hudson Parade and we can, at all times hear it working. This includes from our bedroom and the main deck area. It's not a loud noise and doesn't affect us too much but we are concerned that if the air conditioning unit and other such equipment sits within the 'plant' room, this will be closer to our house and therefore the noise pollution will be louder.
- Mr Walls has suggested that crawling plants and low shrubs will be planted on top of the 'plant' room. If this is correct, we are happy with this. Our concern is that if any plants over 1m high are planted here they will further take our northern light. It would be great to have this in writing.
- We have spoken to Mr Walls about our concerns regarding the shared easement (driveway) that runs past our house to theirs. We are mostly worried about:
 - o Lots of strangers (tradesmen) walking and driving past our garage and property as we have young children that play in this area and we don't want any harm coming to them. It may be an idea to allow access through 314 Hudson parade (also owned Mr Walls) to gain access to the site?
 - o The easement is old and we aren't sure how stable it is. We don't believe it's suitable for commercial vehicles or loads. We are concerned if there are lots of big trucks coming down there it will make this unstable and erode the easement
 - o Excessive traffic creating instability and landslip as per 288, 290 and 292 Hudson parade.
 - o Being inconvenienced getting in and out of our garage
 - o The mess that the build will cause

It would be great to have in writing how best the above concerns will be nullified.

- The size of the studio/gym has increased quite a bit in area, on the eastern front, from the approved plans. We are concerned that this may affect the light we get into our garden as well as the privacy for the studio accommodation we have under our garage. It would also be worth Council considering the 60 : 40 / green : built up areas of 316 Hudson Parade as we don't feel the property complies.

Thank you for the opportunity to express our concerns and for take in our considerations.

Yours sincerely,

Sam & Lucy Wallrock

