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**From:** [REDACTED]  
**Sent:** 29/04/2024 6:36:31 AM  
**To:** Council Northernbeaches Mailbox  
**Cc:** Alison Sollory  
**Subject:** TRIMMED: DA 2024/0363 13 ACACIA ROAD SEAFORTH WRITTEN  
SUBMISSION: LETTER OF OBJECTION SUBMISSION: TULLOCH  
**Attachments:** 13 ACACIA WS.pdf;

Kind regards,

Bill Tulloch BSc[Arch]BArch[Hons1]UNSW RIBA Assoc RAIA  
[REDACTED]

# SUBMISSION

a written submission by way of objection

BILL TULLOCH BSC [ARCH] BARCH [HONS1] UNSW RIBA Assoc RAIA

prepared for

ALISON SOLLORY, 15 ACACIA ROAD SEAFORTH

25 APRIL 2024

NORTHERN BEACHES COUNCIL  
725 PITTWATER ROAD,  
DEE WHY  
NSW 2099

[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

RE: DA 2024/0363  
13 ACACIA ROAD SEAFORTH  
WRITTEN SUBMISSION: LETTER OF OBJECTION  
SUBMISSION: TULLOCH

Dear Sir,

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 by my clients to prepare an objection to this DA.

I have been engaged by my clients to critically review 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.

Having considered the subject property and its surrounds and the details of the development application currently before Council, I am of the opinion that the proposal, in its present form, does not warrant support. In addition, I am of the view that amendments would need to be made to the development proposal before Council was in a position to determine the development application by way of approval.

Unless the Applicant submits Amended Plans to resolve all of the adverse amenity impacts raised within this Submission, my clients ask Council to REFUSE this DA.

My client has three main concerns:

- 1. VISUAL & ACOUSTIC PRIVACY**
- 2. SURFACE STORMWATER CONTROL**
- 3. NEIGHBOURS TREE PROTECTION**

## **1. VISUAL & ACOUSTIC PRIVACY**

### **THE POOL**

The proposed development proposes a new dwelling that presents an elevated swimming pool and pool concourse close on my client's boundary. My client has windows to bedrooms and kitchen facing this zone. The proposed pool plant is positioned under the proposed pool.

My client is obviously very concerned to the noise and visual privacy impact from the pool.

**REQUEST 1:** To overcome this privacy problem my client asks that the elevated edge of the proposed pool concourse be provided with a solid masonry wall to a height of 1.7m above the FFL of the pool concourse. The wall facing the boundary to be finished to match the main dwelling. To soften the impact of this privacy wall, my client asks for a complete run of native screening trees to a height approximately 1m above the height of the privacy wall, say 3m in mature height, positioned at close centres to form a continuous landscape screen in the side setback zone. Pot Sizes to increase to 200L to ensure a semi-mature installation. Upgrade the pool door to an acoustic rated door, with appropriate acoustic seals.

### **THE PROPOSED UPPER-LEVEL WINDOWS FACING NORTH**

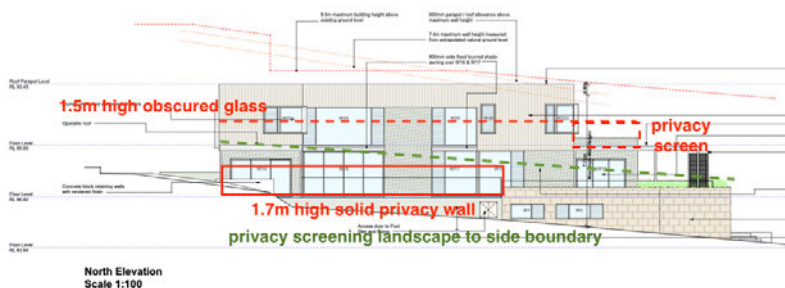
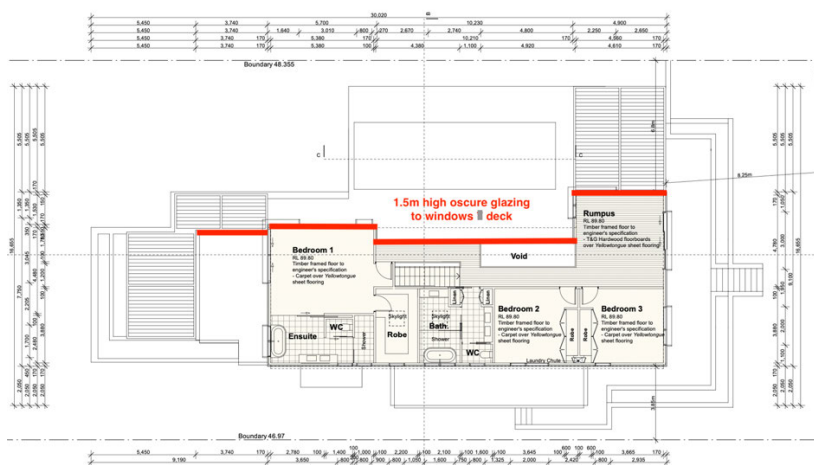
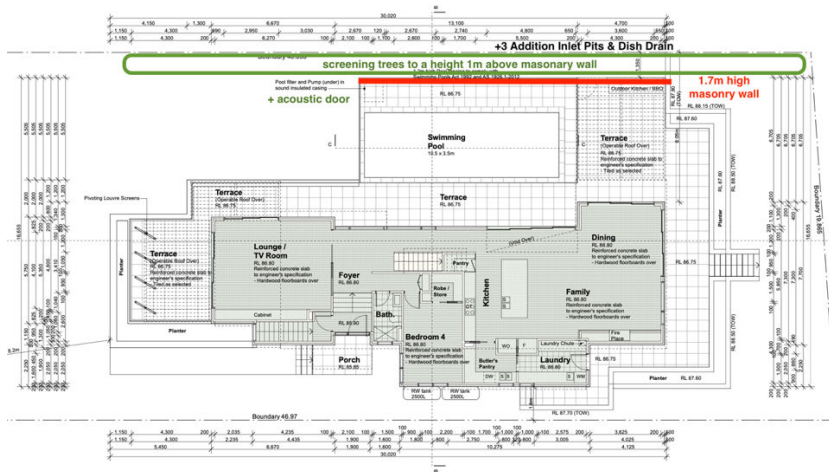
The proposed development has extensive north facing windows directly facing my client's private open spaces and windows. My client uses both the front yard and the rear yard extensively, so there is an obvious privacy concern.

**REQUEST 2:** To overcome this privacy problem my client asks that all glazing to all windows facing north up to a height of 1.5m above the FFL on the First Floor, be obscured/translucent glazing, and for that glazing to be fixed and non-operable.

### **THE UPPER-LEVEL MASTER BEDROOM DECK**

The proposed development has an extensive north facing deck directly facing my client's private open spaces and windows.

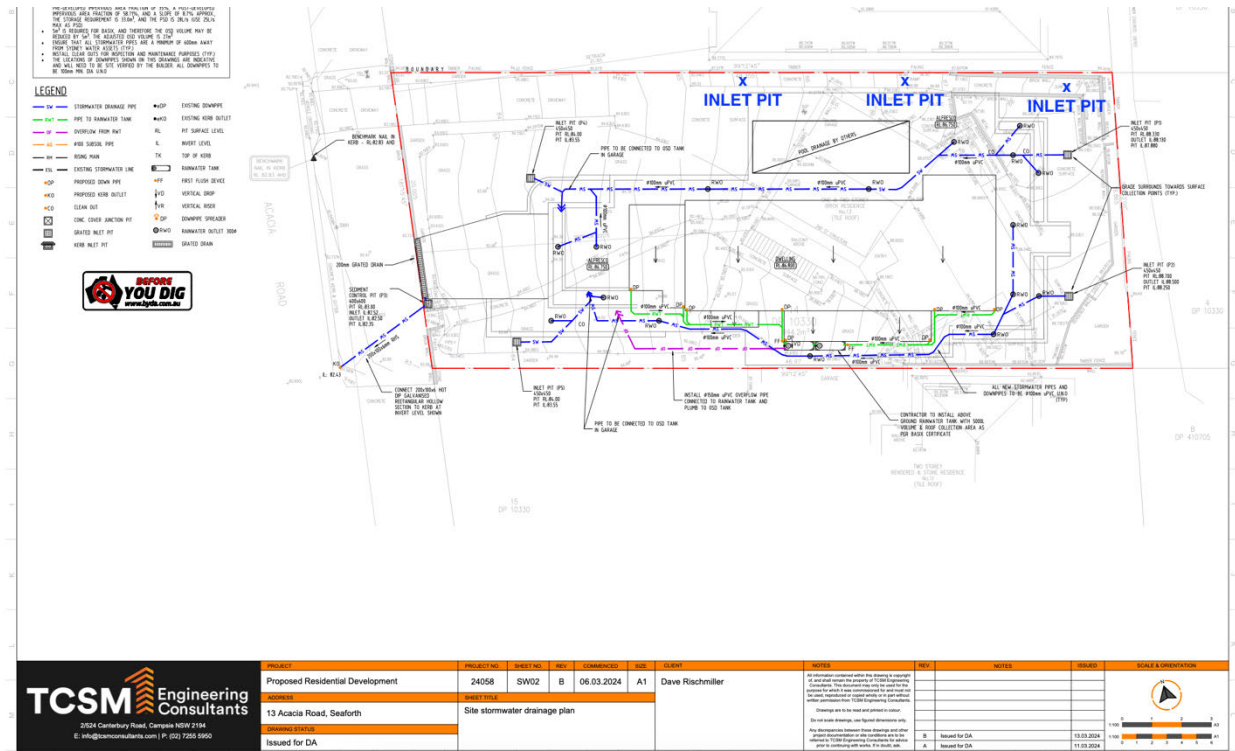
**REQUEST 3:** To overcome this privacy problem my client asks that that the Master Bedroom Deck be fitted with a 1.5m high obscured/translucent glazing privacy screen



## 2. SURFACE STORMWATER CONTROL

My client advises that there is uncontrolled surface stormwater that requires collection along the common boundary.

**REQUEST 4:** My client asks for three additional Inlet Pits to be positioned along the boundary with a concrete dish drain to contact to each Pit to collect the surface water.



*TCSM Amendment: Position three additional Inlet Pits with connecting dish drain*

### 3. TREE PROTECTION

My client notes the Arborist's recommendations in relation to the neighbours two large *Corymbia citriodora* [Lemon-scented Gums].

**REQUEST 5:** I ask that the Arborist's CPS's AIA dated 15 March 2024, be made a Condition to any Consent.

I ask Council to request the applicant to submit **Amended Plans** to deal with these requested amendments to reduce amenity impacts to my client, or impose Conditions of Consent as appropriate.

Yours faithfully,

*Bill Tulloch*

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