
From: Zoe van Druten
Sent: 11/03/2025 7:04:04 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission DA2025/0150 at 77 Central Road Avalon Beach 2107
Attachments: Submission 79 Central Rd Avalon.pdf;

To whom it may concern,

Please see the attached letter which is a submission against the development application DA2025/0150 at 77 Central Road Avalon Beach.

This submission is written on behalf of the joint owners of no. 79 Central Road Avalon Beach and I trust that it will be forwarded onto the assessment planner for consideration.

My contact details are as follows if you have any questions in relation to the submission:



Kind regards,
Zoe van Druten

To: The Assessment Planner

Development application number: DA2025/0150

Address: 77 Central Road Avalon Beach

To whom it may concern,

I am writing in response to the notice of the proposed development application at 77 Central Road Avalon Beach on behalf of the owners of No. 79 Central Road. The proposal is for the demolition of the existing dwelling and construction of a two-storey dwelling with an inground swimming pool.

While we are not opposed to the development of the site itself, some elements of the proposal raise concern for the long-term amenity of residents of adjoining properties as well as the environmental impacts of the proposal.

1. Visual and acoustic privacy

The proposal includes a side wing on the western side with a living room on the ground floor which opens to the north onto a courtyard with a deck and south onto a deck and pool, with a roof top terrace on top that's accessed off the first-floor hallway. It is noted that the pool plant is proposed to be located within the western side setback of this wing and that no air-conditioning units have been shown on the plans. No. 79 is a single storey dwelling but due to the slope of the site, has a rear verandah which is elevated and faces the shared boundary and the master bedroom's only windows open onto this verandah facing east towards no. 77 (see images attached).

Concern is raised regarding the potential acoustic impacts resulting from the use of the rooftop terrace and the central courtyard, as well as from the pool plant and potential air-conditioning units. The current pattern of development on this side of Central Road sees similar building envelopes with characteristic large backyards and rear facing entertainment areas. The roof top terrace does not have any built form which will help direct any noise towards the rear but instead all noise will be directed towards no. 79. The central courtyard will also have the same effect but will be more amplified due to the built form around it redirecting all noise west.

Given the location of the master bedroom windows at no.79 face east, it is requested that consideration is made to relocate the proposed deck within the central courtyard to the rear of the dwelling to avoid this amplification of noise. No objection is made to this space being used for a garden, but any areas used for entertaining should be located facing rear. Consideration should also be made to relocating the pool plant to within the rear setback.

Concern is also raised regarding the potential visual privacy impacts resulting from the rooftop terrace given the location of the balcony and bedroom windows at no.79. While it is noted that privacy screens can be installed as part of the proposal, we are requesting that privacy screens with a minimum height of 1.6m above FFL and minimum opacity of 75% on the north-west corner of the terrace are detailed on plans. It is also requested that a natural material is utilised such as timber as this will have a softer visual impact.

2. Impacts to tree 16

The location of the proposed inground pool is 2780mm off the western side boundary and there are multiple established trees within the rear setback of No. 79 Central Road located along the shared boundary. Concern is raised regarding the extent of intrusion to the Tree Protection Zone (TPZ) of these trees, in particular tree 16 (*Eucalyptus botryoides*) as identified within the submitted Arboricultural Impact Assessment Report (AIA) prepared by Jacksons Nature Works dated 24 January 2025.

It is noted that the TPZ of tree 16 is 8.4m and the Structural Root Zone (SRZ) is 3m which is incorrectly shown on the architectural plans, misrepresenting how large this tree actually is and how large an incursion into the TPZ and SRZ that the excavation will result in. The AIA identifies that the incursion is 26%, however, it is considered that the pool will result in a much greater incursion into the TPZ and also an incursion into the SRZ which could cause significant damage to the root system of the tree. This tree contributes significantly to the environmental amenity and biodiversity of the area and any works should be located as to not compromise its root system (see images of tree 16 attached).

It is also noted that the proposed pool is currently not supported by Council due to its location within the floodway and flood fringe.

While we have no opposition to a pool being built on the subject site, it is considered that its current location has the potential to significantly compromise Tree 16 and it is requested that the pool is relocated to ensure that the excavation required will result in no more than 10% of an incursion into the TPZ of the subject tree (0% would be preferable). It is requested that the TPZ SRZ of tree 16 and any other tree within proximity of a built form is accurately shown on the architectural plans to understand the full extent that the built forms will impose on the established root zones.

3. Building location

The development proposes a unique building form which varies to the established character of dwellings within the streetscape. While the generous size of the site allows more freedom of built form without varying development controls or resulting in substantial amenity impacts, it is considered that the elongated two-storey form results in a significant breach to the rear building line within the streetscape. Concern is raised that the resulting depth of the two-storey form will result in a bulk and scale which will have a substantial visual amenity impact when viewed from neighbouring dwellings and will disrupt the established pattern of building envelopes within the streetscape. The impact is especially evident when there is the opportunity to locate the bulk of the built form more centrally within the site.

In order to alleviate the visual impact of the two-storey form, it is requested that consideration is made to relocate one or two of the bedrooms/studies to on top of the family room which is currently single storey. This would allow the first floor to have a larger rear setback more in line with the surrounding pattern of development. Reconfiguring the built form to be more central on the site with a smaller central courtyard could also improve the privacy of the dwelling and reduce future impacts. It could also allow the proposed pool to be relocated out of the floodway and remove the incursion into the TPZ of Tree 16 as raised above.

4. Summarised key concerns and recommendations

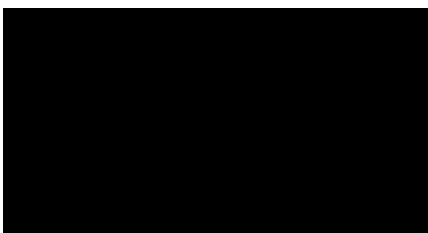
Concern	Recommendation
Amplified acoustic impacts created by the deck within the internal courtyard especially to neighbouring bedrooms	Removal of the deck from within the internal courtyard
Visual and acoustic impacts resulting from the roof top terrace and view lines to the deck at no. 79.	Addition of privacy screens to the north-western corner of the terrace.
Acoustic impacts of the pool plant within side setback	Relocate to the rear setback.
Acoustic impacts from potential air-conditioning units	The air-conditioning units should be shown on the plans and consideration should be made to the location of these units.
Incursion of TPZ of tree 16	Relocate pool to reduce impact to the TPZ of tree 16 and accurately represent the TPZ and SRZ on the architectural plans
Breach to the establish pattern of building location within the streetscape and visual bulk and scale of the structure	Relocation of the “weight” of the two storey form to the front of the built form to increase the rear setback of the second storey.

Conclusion

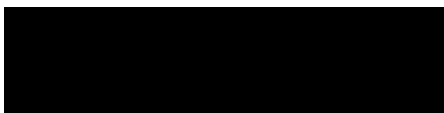
As detailed above, we are not in opposition of the development as a whole but believe that some elements may result in potential future amenity and environmental impacts for adjoining dwellings and the subject site itself. We trust that you will take our concerns and recommendations into due consideration given the scale of the development and its proximity to the neighbouring dwellings.

Don't hesitate to contact me if you have any questions about what has been raised in this submission.

Kind regards,



Zoe van Druten
BEnvS MPlan Macquarie University



On behalf of

Stacy van Druten, Adrian van Druten, Michael Julian and Kerry Julian

- Joint owners of 79 Central Road Avalon Beach NSW 2107



Image 1: View from balcony of facing east



Image 2: View from balcony facing south-east with trees 15 and 16.



Image 3: View of rear of house facing north



Image 4: Tree 16



Image 5: trunk of tree 16



Image 6: close-up of trunk of tree 16