
From: Kristin Utz
Sent: 8/11/2022 2:49:49 PM
To: Council Northernbeaches Mailbox
Cc: Adam Croft
Subject: TRIMMED: DA 2022/1715
Attachments: 221107Objection..pdf;

Please find attached letter of Objection for the DA for 60 Hudson Parade

KRISTIN UTZ
Director

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Nominated Architect:
Duncan Sanby Reg No. 6227



We acknowledge the Traditional Owners and Custodians of the land we live and practice on
and pay respect to Elders - past, present and emerging

Northern Beaches Council
Attn: Adam Croft

7th November 2022

RE: DA2022/1715 – 60 Hudson Pde Clareville NSW 2107

Letter of Objection on behalf of Mr Richard Utz 58 Hudson Parade

We are writing in response to the Development Application recently submitted for the property at No. 60 Hudson Parade to raise the following concerns.

The existing dwelling at No. 60 Hudson Parade is an iconic home designed by Bruce Rickard and is an outstanding example of architectural design that respects the natural beauty of the site and unique foreshore location. The proposed alterations and additions and extensive landscape works will permanently change both the site and an excellent example of Sydney School architecture.

The principal objections regarding the proposed development application relates to the location of the pool and pool deck, the proposed games room, planter and retaining walls adjacent to the (north/south) boundary.

The location of the games room and adjacent terrace, pool, pool deck and proposed planter is not in accordance with the DCP as follows.

Pittwater LEP 2014

Pittwater DCP 2021

8.5 m height restriction/ Roof Form

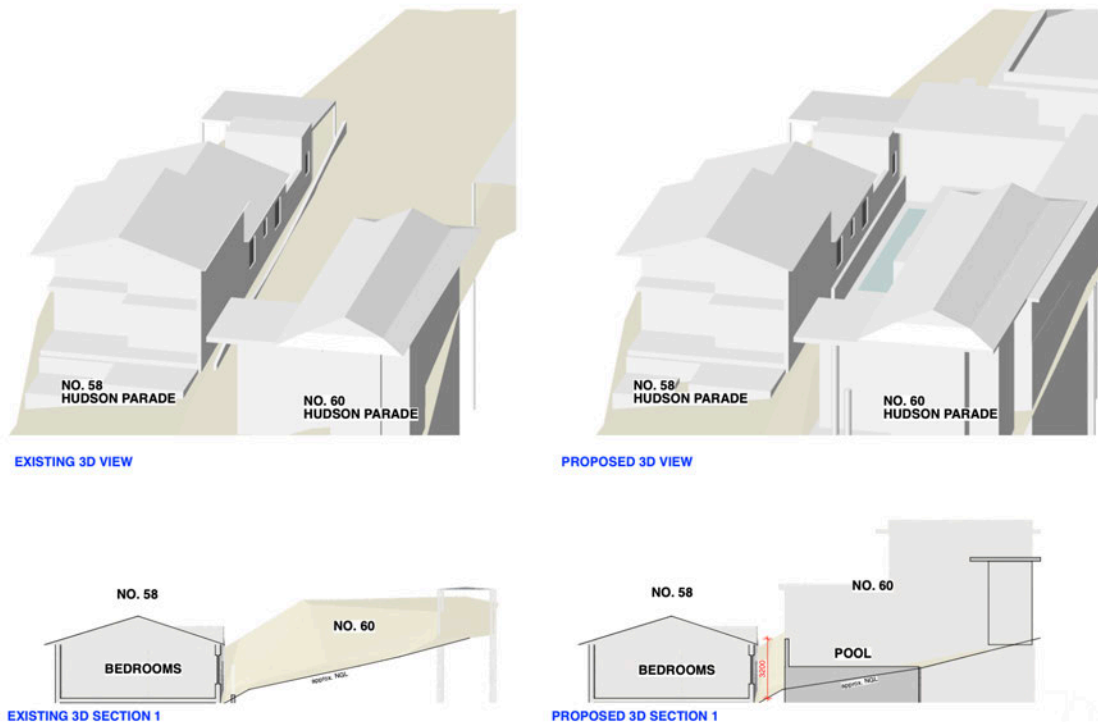
The removal and raising of the existing roof of an iconic and intact home designed by one of Sydney's leading architects is considered to be unnecessary and a breach of moral rights in regard to and respect for the original design by Bruce Rickard. This intervention is contradictory to a sympathetic approach to retaining the existing home and with neighbouring dwellings. The change in height will increase the bulk and scale of the existing building and result in demolition of much of the original building fabric.

C1.4 Solar Access

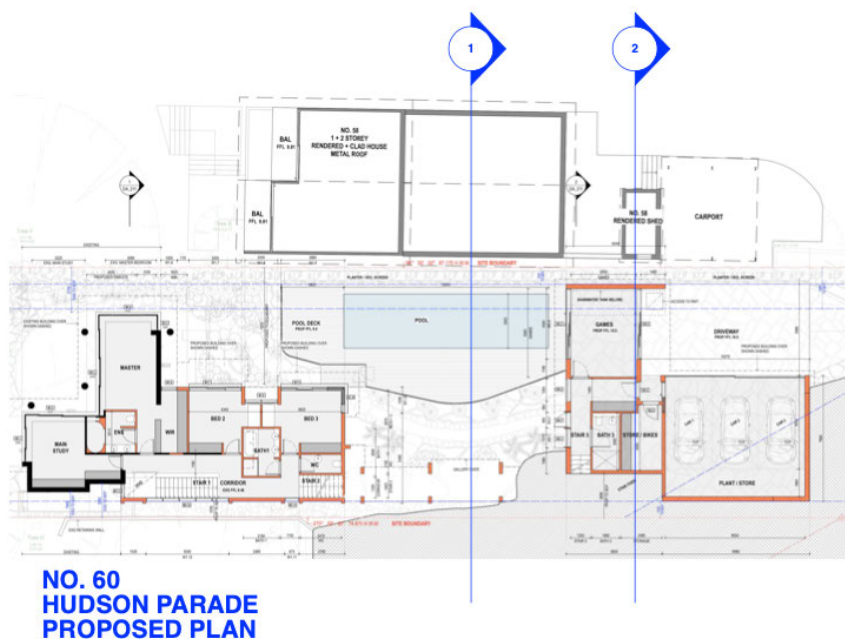
The existing bedroom windows located on the southern side of No. 58 will be greatly affected by the proposed location of the pool, pool deck and planter which are located on the boundary and are way outside Council's requirements. The FFL of the bedrooms is 7.35 and the pool deck is at RL 9.0. The pool fence requirement will be 1m higher than this.

Currently these bedrooms look into the garden of No. 60 and get limited access to sunlight due to the topography and aspect however the proposed planter (which has not been fully described in the drawings in terms of height) and proposed 'screen' planting will block any access to daylight and view and ventilation to the existing bedrooms.

Note position of bedroom windows in relation to planter and pool deck in 3-D images below.



Sections above taken through pool deck, from survey of No. 58 and Architectural drawings for application as per plan below

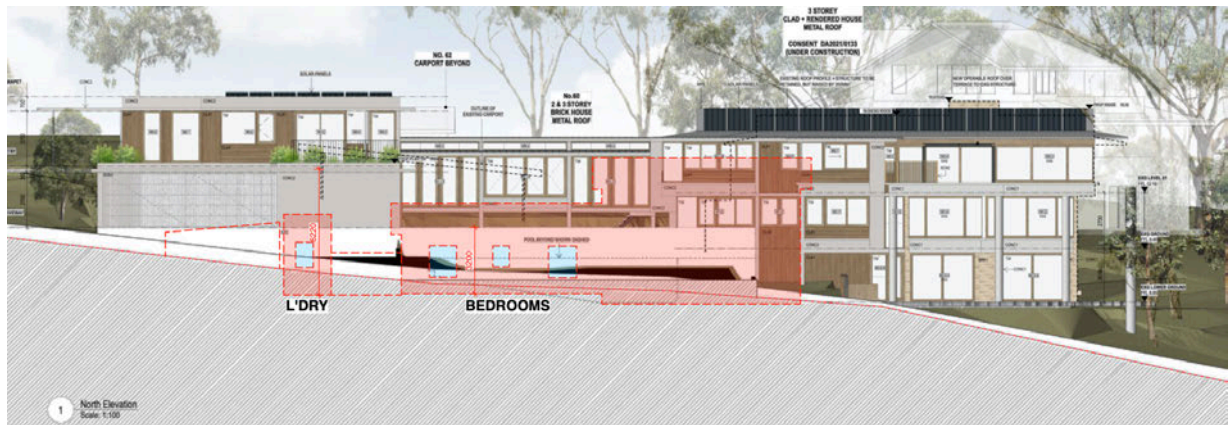


C1.5 Visual Privacy

The pool deck is at a height of R.L 9.0 which is 2m higher than the existing courtyard level of R.L7.0 of no. 58 and the proposed retaining wall and planter is on the boundary. The pool fence will therefore be at a height of 3m above Natural Ground Level at a distance of 1m from the boundary. This will have a huge impact on the visual and acoustic amenity of the existing bedrooms as well as creating a huge visual obstruction on the boundary, with decreasing access to daylight and outlook from the only windows available to these rooms and the entry courtyard to the property. The entry courtyard of No. 58, will be overlooked by the proposed games room and adjacent green roof and will have a 3m high planter and pool fence 1m from the boundary.

The removal of **17 trees** will not help to visually reduce the form of the building or the proposed alterations and additions and hard landscaping. This is against the requirements as stated in the DCP.

See diagram of proposed in relation to No. 58 (bedroom windows shown in blue) look into blank wall.

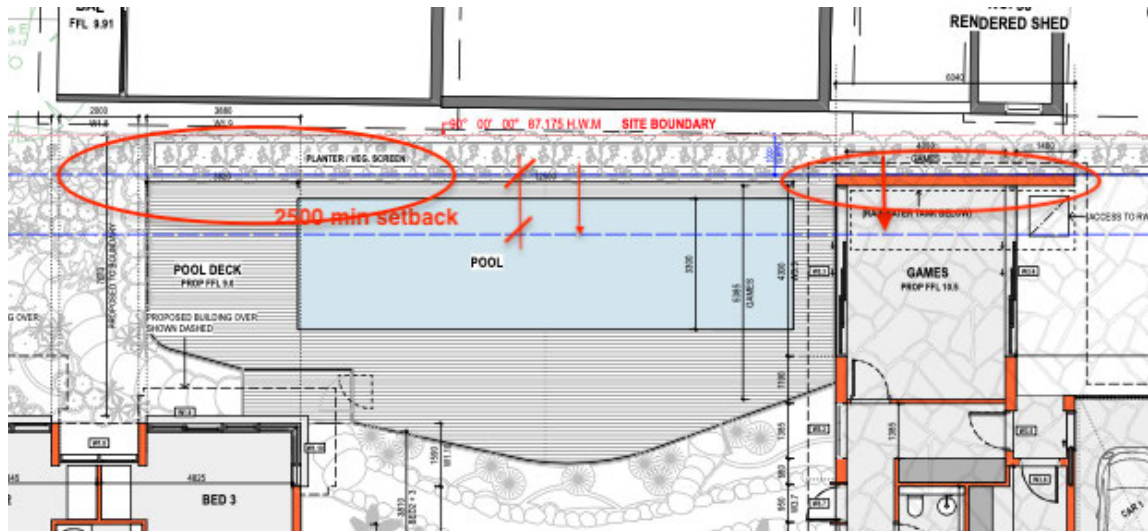


C1.6 Acoustic Privacy

The location of the proposed swimming pool directly next to existing bedrooms and closer to the boundary than permitted in the DCP will cause a huge loss of acoustic privacy and cause a significant loss of amenity to the owners of No. 58. The proposed application does not achieve the desired outcomes of this clause.

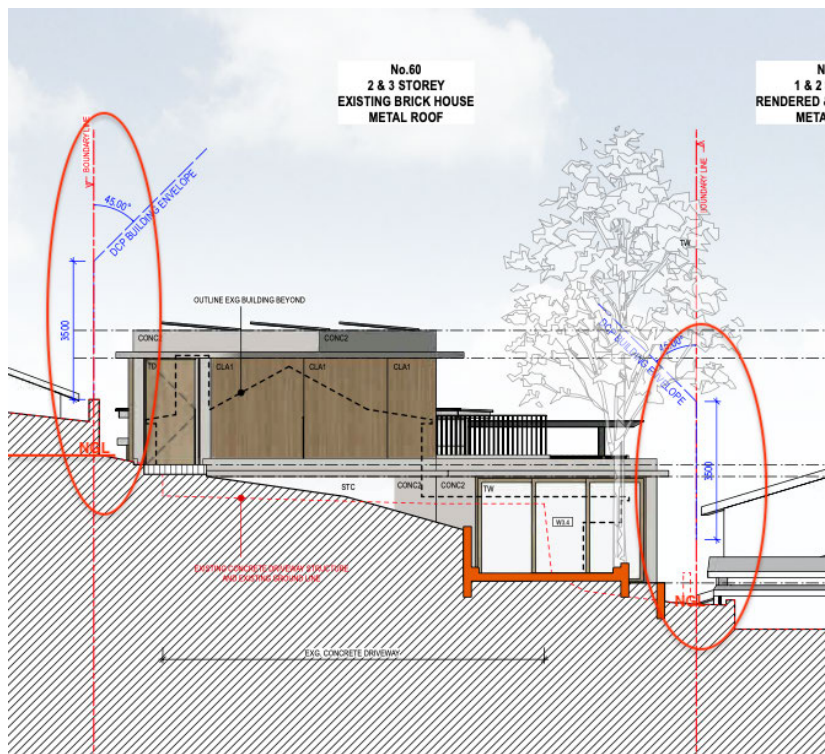
D1.9 Side and Rear Building Line

The side setback of 1m on the northern boundary of the subject site is not in accordance with this clause. The setback on the southern boundary is 1m and should therefore be increased to 2.5m minimum on the northern boundary. The pool deck should be within 2.5m from this boundary. The SEE is misleading regarding this set-back requirement. See diagram below:



D1.11 Building Envelope

We have modeled the dwelling at No. 58 in relation to the proposed application to illustrate the adverse impacts of the proposed pool, pool deck and planter. The Building Height Envelope shown on the application Dwg East Elevation 1 are taken well above NGL on both boundaries and are misleading. The envelope is measured from NGL not on top of existing fences. The outcomes of this clause have not been met and a section through the pool and pool deck in relation to No. 58 clearly illustrates this.



Under this clause the landscaping should be 60% of the site area. The proposed development does not comply with the desired outcomes of this clause. The existing Bruce Rickard designed building was designed to respect and compliment the indigenous Spotted Gums and natural contours of the site, sloping to the foreshore. The proposed alterations and additions, significantly alters the nature of the site by removal of 17 trees (which is excessive by any account) and changing the natural contours across the site. The nature of the proposed landscape will have a dramatic impact on the site, when viewed from the foreshore, waterways and from the street.

The Landscape calculation plan submitted as part of the application is misleading and seems to count built-upon area and hard landscape – such as the gallery, driveway, green roof as deep soil. The SEE states the extent of change to the existing landscape is ‘minor’ this is a gross misrepresentation of the scale of the development and changes proposed. We calculate the Deep soil area to be closer to 40% of the site and do not believe the proposal meets with the 60% required by Council.



CONCLUSION

Nominated Architect: Duncan Sanby No. 6227

The large addition in the front of the site of a games room, terrace, green roof, pool and pool deck, is within the 2.5m side setback and does not comply with the building height envelope - as defined in the DCP . The proposed games room directly overlooks the front courtyard and of No. 58 will have an adverse impact on the visual privacy of the neighbouring property. The location of the pool and pool deck and proximity to No. 58 will result in a loss of visual and acoustic privacy as well as access to daylight and natural ventilation.

The reduction in landscaped area, extensive removal of existing trees including endangered species and established trees will have a dramatic impact on the original Sydney School home, neighbouring properties and the character of the area. The bulk and scale of the proposed development is out of scale with adjacent properties and will result in a loss of amenity to No. 58 which is incompatible with desired outcomes as outlined in the LEP and DCP.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristin Utz' followed by a period.

Kristin Utz
Director
Architect Reg NSW 10181