

---

**From:** [REDACTED]  
**Sent:** 7/07/2025 12:51:13 PM  
**To:** Council Northernbeaches Mailbox  
**Cc:** Susan Logan  
**Subject:** TRIMMED: DA 2024/1091; 1 CAREEL HEAD ROAD, AVALON BEACH  
NSW 2107 WRITTEN SUBMISSION: LETTER OF OBJECTION  
SUBMISSION: TULLOCH  
**Attachments:** CAREEL LEC 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

SUSAN WENDY LOGAN, 712 BARRENJOEY ROAD, AVALON BEACH

7 JULY 2025

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

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

RE: DA 2024/1091  
1 CAREEL HEAD ROAD, AVALON BEACH NSW 2107  
WRITTEN SUBMISSION: LETTER OF OBJECTION  
SUBMISSION: TULLOCH

Att: Claire Ryan

Dear Claire,

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 refer to my earlier submission.

I refer to Architectural Drawings dated 13 June 2025, and Landscape Drawings dated 18 June 2025.

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.

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 is in a position to determine the development application by way of approval through the LEC S34 process.

My client remains concerned to the inclusion of a liquor outlet, adjacent to a child care facility.

My client's main concerns are:

- VISUAL PRIVACY
- ACOUSTIC PRIVACY
- LANDSCAPING
- LIGHT NUISANCE
- MECHANICAL PLANT
- OPENING HOURS

I consider that my client's main concerns can be covered by minor amendments to both the Architectural and Landscape Drawings or by Conditions of Consent:

## **CONDITIONS**

### CONDITION 1: LANDSCAPE

- I. The existing dividing fence to 712 & 712A BARRENJOEY ROAD, AVALON BEACH must be retained at all times, and not removed or altered in any way;
- II. The proposed 2.0m high Acoustic Boundary Fence is to be raised to 2.4m high, set 100mm from the boundary, to ensure that the existing dividing fence remains in place at all times;
- III. Provide a continuous screen of Blueberry Ash at closer centres, using semi-mature trees in 200L bags, along entire southern boundary up to the front of the building;
- IV. Convert Non-Trafficable Roof at First Floor facing south to On-Slab Planter, with native species;
- V. Rainwater Tank to be no higher than 1.8m.

This is a major concern to my client.

Reasons:

To provide a more appropriate landscape solution facing south to neighbouring dwellings and POS; To provide more landscaping at First Floor to better screen the built form to neighbouring dwellings and POS; To provide a greater acoustic protection to neighbouring dwellings and POS; To ensure Rainwater Tank is not visible from neighbouring dwellings and POS

### CONDITION 2: SOUTH ELEVATION GROUND FLOOR

- I. Delete the 2 no. openings to the Carpark Ramp that are immediately adjacent the 1:4.5 ramp zone. Infill with concrete wall.

This is a major concern to my client.

Reason: To provide Acoustic Privacy& Light Nuisance from Car Ramp.

### CONDITION 3: SOUTH ELEVATION FIRST FLOOR

- I. Raise proposed sill to 1.7m high above FFL to southern window to 5yo Arts & Crafts. Provide fixed, non-opening, double glazed, acoustic treated windows.

Reason:

To provide Visual & Acoustic Privacy from direct overlooking into neighbour's property

### CONDITION 4: FINISHES

- o Redesign southern elevation to suit, with Stone Cladding and wall finishes as Careel Head Road finishes

## OUTSTANDING INFORMATION

Council must note the following:

### MECHANICAL PLANT

On the DA drawings, there is no mechanical plant locations shown, other than a small zone in the basement. The mechanical plant locations and extract requirements needs to be fully considered by the Applicant at DA stage. There can be no mechanical plant in the southern setback zone. Roof mounted plant must be adjacent the lift over-run zone. There can be no basement extraction vents facing the southern boundary.

### OPENING HOURS

Dan Murphys at Mona Vale have a 9am to 8pm opening time Monday to Thursday, with slightly extended closing time on Friday and Saturday to 9pm, and an earlier closing time on Sunday at 7pm. The Mona Vale branch is in a shopping centre.

Considering the more residential nature on this site in Avalon Beach than Mona Vale, my client wishes for a much earlier closing time to 7pm, seven days a week.

Considering the more residential nature on this site, my clients wish for a condition to ensure that ALL trucks to service the site, are restricted between 9am to 5pm Monday to Friday ONLY.

My client requests that these amendments are made to the Architectural & Landscape Drawings, or Conditions of Consent are imposed to cover these matters. My client wishes for the outstanding information issues to be resolved.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

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

