

SUBMISSION

a written submission by way of objection

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prepared for

MICHAEL STILL AND MARIA MCCROSSIN

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DDP
NORTHERN BEACHES COUNCIL
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RE: DA 2022/1715
60 HUDSON PARADE CLAREVILLE NSW 2107
WRITTEN SUBMISSION: LETTER OF OBJECTION

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 Maria McCrossin & Michael Still, 62 Hudson Parade, Clareville to prepare an objection to this DA, and ask the Panel to REFUSE the DA.

The proposed development represents an overdevelopment of the site and an unbalanced range of amenity impacts that result in adverse impacts on my clients' property.

- Unacceptable Adverse Visual Privacy Impacts
- Unacceptable Adverse Visual Bulk and Scale Impacts
- Unacceptable Adverse Landscape Impacts
- Unacceptable Adverse Engineering Impacts

The Assessment Report identifies multiple non-compliances, and I disagree that these non-compliances do not cause direct amenity harm to my client, poor streetscape outcome, or impact on the integrity of the original Bruce Richard architectural set piece:

- Front Building Line
- Side Building line

- Building Envelope
- Avalon Beach Locality
- Visual Privacy
- Character as Viewed from a Public Place

I disagree with the Assessment Report in that I contend the proposed development does not accord with:

- o Heritage Conservation
- o Excessive Excavation in the side setback zone
- o Insufficient landscape in the side setback zone to 62 Hudson Parade to screen the proposed building

I contend that the proposed development should be modified, and represented to the DDP, to achieve:

1. Full retention of the original Bruce Richard architectural set piece, without demolition or addition. The Heritage Officer was not supportive of the considerable demolition of this important architectural work;
2. Fully compliant outcomes to Front Building Line, Side Building line, and Building Envelope;
3. Deletion of all excavation in the side setback zone facing 62 Hudson Parade, to ensure that the TPZ and SRZ of my client's trees are better protected;
4. Increase of landscape species to create a dense screen of planting to better screen the proposed built form facing 62 Hudson Parade

My clients ask for the DA to be **REFUSED** on the above grounds.



50m+ Southern Elevation facing 62 Hudson Parade: non-compliant Front Building Line, Side Building line, and Building Envelope

I contend that if a conditional approval was considered by the DDP that a series of conditions should be considered within Condition 20 of any consent;

Privacy:

- All windows facing my client's property to have windows sills increased to a minimum height of 1.6m measured from the FFL level, with obscured glazing or privacy screens.
- Privacy screening to a height of at least 1.7m measured from the FFL level is to be incorporated along the full extent of all balconies or which face the side boundary. Privacy screening to be fixed obscured glazing or fixed panels or battens or louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development.

Landscaping:

- Additional 6m high planting for screening along the boundaries adjacent to the proposed built form, to reduce the built form and establish an appropriate setting where landscape is prominent. New trees and screening trees be increased to 400 L, so that a more mature landscape outcome is achieved

Excavation/Fill/Stormwater:

- No excavation or fill in the setback zone facing 62 Hudson Parade, to ensure that the TPZ and SRZ of my client's trees are better protected. Install stormwater pits at 4m centres along the 62 Hudson Parade boundary to collect overland stormwater runoff.

I ask the DDP to carefully assess these matters.

Yours faithfully,

Bill Tulloch

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