
From: Richard Barker
Sent: 20/11/2021 9:32:11 AM
To: Council Northernbeaches Mailbox
Subject: RE: 8 Delecta Avenue, Clareville DA2021/1032
Attachments: Architect's 2nd report 21_11_15 c.pdf;

Dear Sir/Madam

Please see the attached 2nd report from our architect in connection with the proposed development at 8 Delecta Avenue, Clareville (DA2021/1032), Lot 20 DP 13291.

This forms part of the submissions by ourselves and our neighbours at #6 Delecta Ave (the Mackays) and #1 Delecta Ave (the Coops).

This report from our architect has been previously forwarded to Council (to this email address) on 15.11.21 and needs to be available for public access on the Council Planning & Development portal, along with all the other submissions for this DA. Please include this report with the other submissions.

Regards

Richard Barker

From: Richard Barker [REDACTED]
Sent: Monday, 15 November 2021 9:18 AM
To: 'council@northernbeaches.nsw.gov.au' <council@northernbeaches.nsw.gov.au>
Subject: 8 Delecta Avenue, Clareville DA2021/1032

Dear Sir/Madam

Please see the attached letter in connection with the proposed development at 8 Delecta Avenue, Clareville (DA2021/1032), Lot 20 DP 13291.

Regards

Richard Barker
[REDACTED]

14th November 2021

Northern Beaches Council
P.O. Box 82
Manly, NSW, 1655

email: council@northernbeaches.nsw.gov.au

Attn: Mr Thomas Prosser

OBJECTION TO PROPOSED CHANGES TO DEVELOPMENT APPLICATION DA2021/1032

Alterations and Additions to a dwelling House
at Lot 20 in DP 13291
8 Delecta Avenue
Clareville NSW 2107

This submission has been prepared for and on behalf of

Bruce and Judith Mackay
6 Delecta Avenue
Clareville NSW 2107

The Responents

by

David Tory Architect
BScArch. B Arch. A.A.I.A.
Architect NSW ARB 5547

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The respondents object strenuously to the DA in it's changed form on the following grounds:

No significant change to the bulk and scale of the building:

The proposed changes to DA 2021/1032 barely address the concerns noted by the respondents in their joint report dated 4th August 2021 which should be read in conjunction with this letter.

The changes to the DA involve very minor amendments that skirt around the fact that the scheme is an over development of the site with excessive bulk and scale impacting negatively upon the neighbouring properties.

In terms of the large floor area and the distribution and types of rooms in the proposal, it could be construed that the proposal comprising two 3 bedroom houses separated by a courtyard. It is easy to envisage a kitchen being located in the bunk area of the back pavilion. The placement of these elements on a small site creates a building with an overbearing form and scale which is evidenced by the non complying "Landscape Area" calculation.

The applicants hide the non-complying Landscape Area by applying two false methods of calculation.

They count a roof garden as landscape area, and

They propose a wheel strip driveway that does not comply with the normal provisions of the DCP. The applicant counts the ground between the wheel strips as Landscaped area.

Drawing DA-001 (issue date 05/10/21) states that the hard surface area of the proposal is 261.03 square metres (41.3% of the site area), and the soft landscaped area is 371.27 square metres (58.7% of the site area).

The writer has measured the area of hard surface at ground level adopting a complying driveway. The figures are as follows:

The hard surface area of the proposal is 339.87 square metres (54% of the site area), and the soft landscaped area is 292.43 square metres (46% of the site area).

The DCP requires the "Landscape Area" for this site to be 60% of the site area. This is particularly important on such a sensitive relatively small site where neighbouring houses are close.

The proposed "Landscape Area" of the proposal falls short of the DCP's minimum requirement by 88.5 square metres or 14% of the site area.

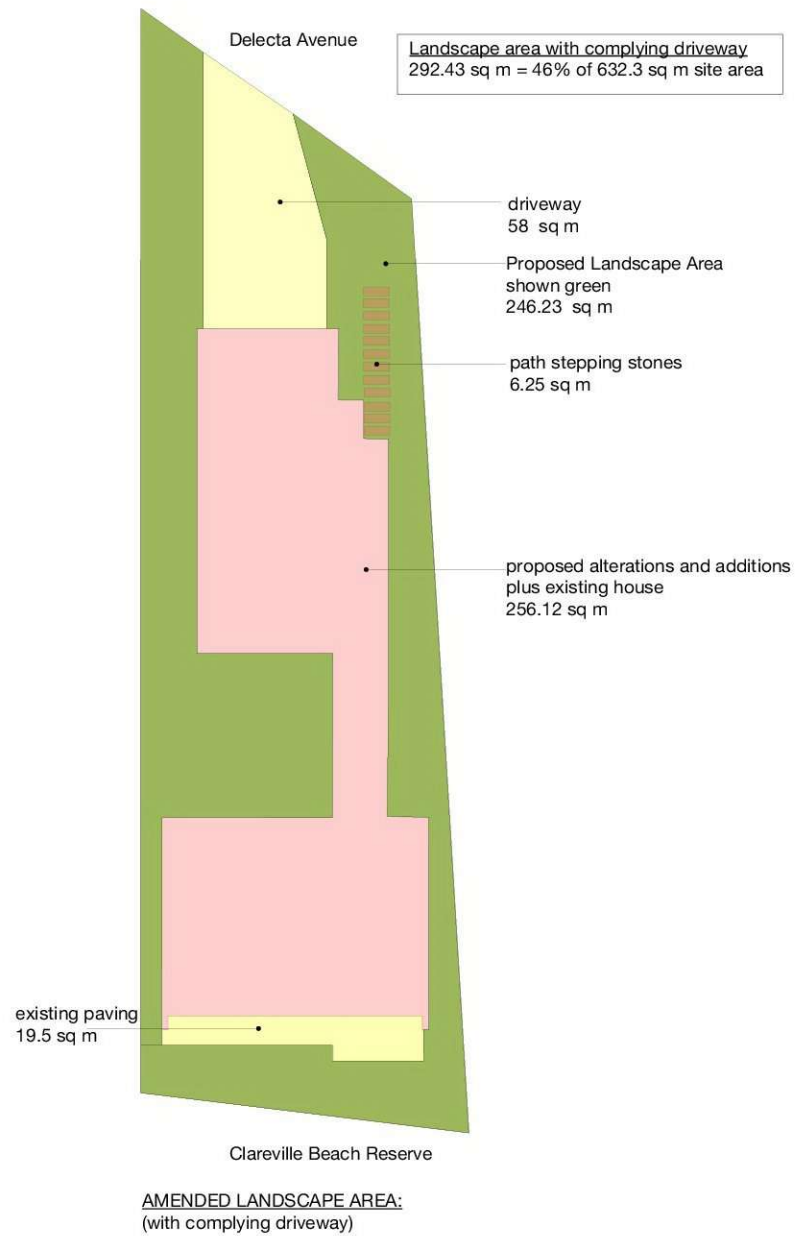


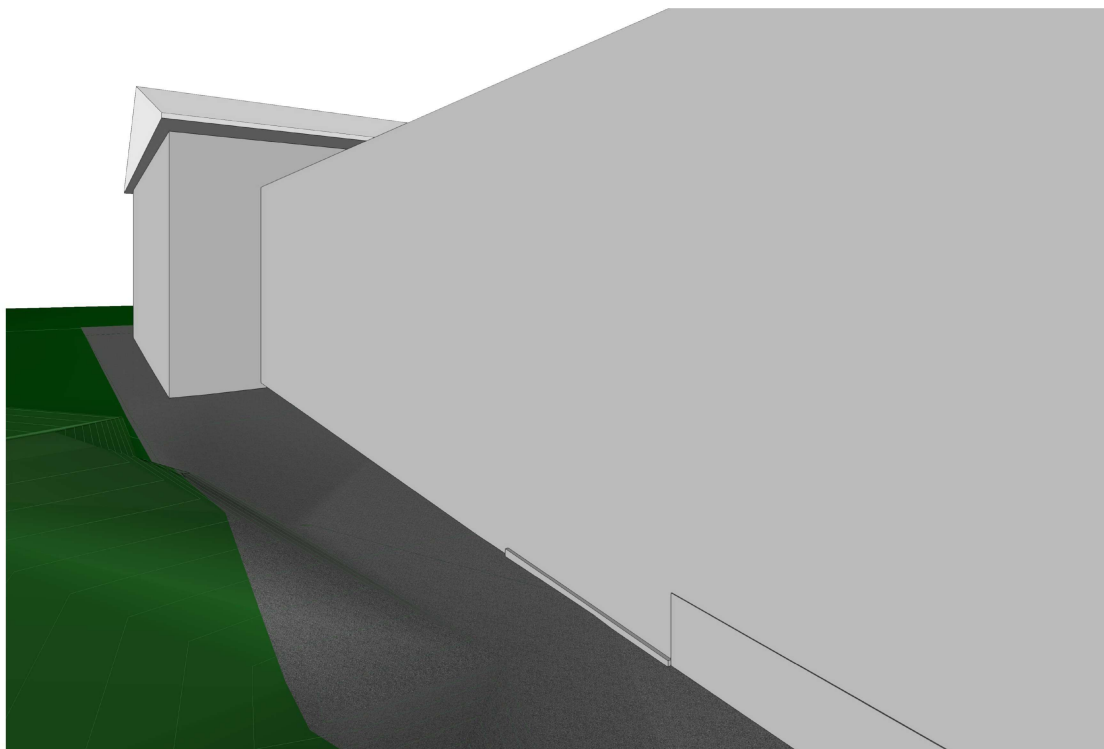
diagram showing calculation of Landscape Area

Increased set back and decreased height of the south western wall of the proposal from the boundary:

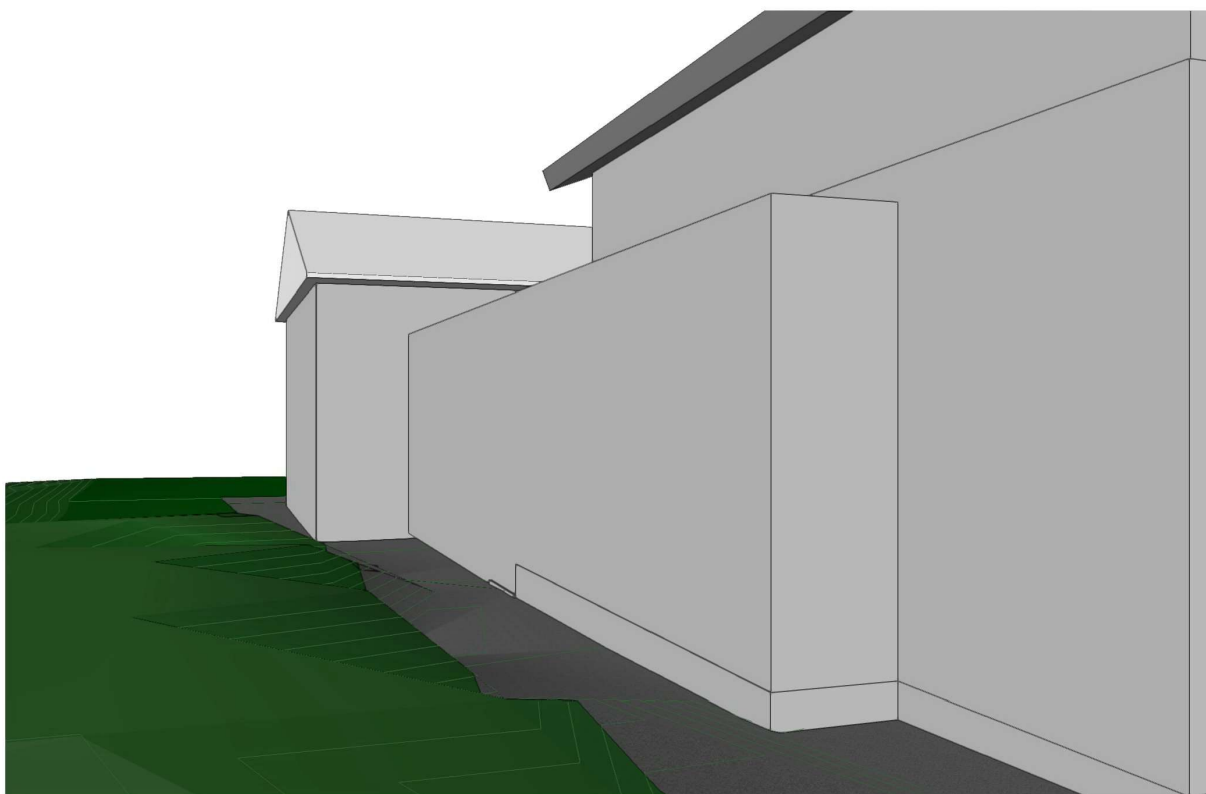
The additional setback of the proposed hall and entry of 620mm from the south western boundary will not diminish the scale of the south western wall in any significant manner.

The reduction in height of this wall by 300mm is also insignificant in the diminution of this bulk and scale.

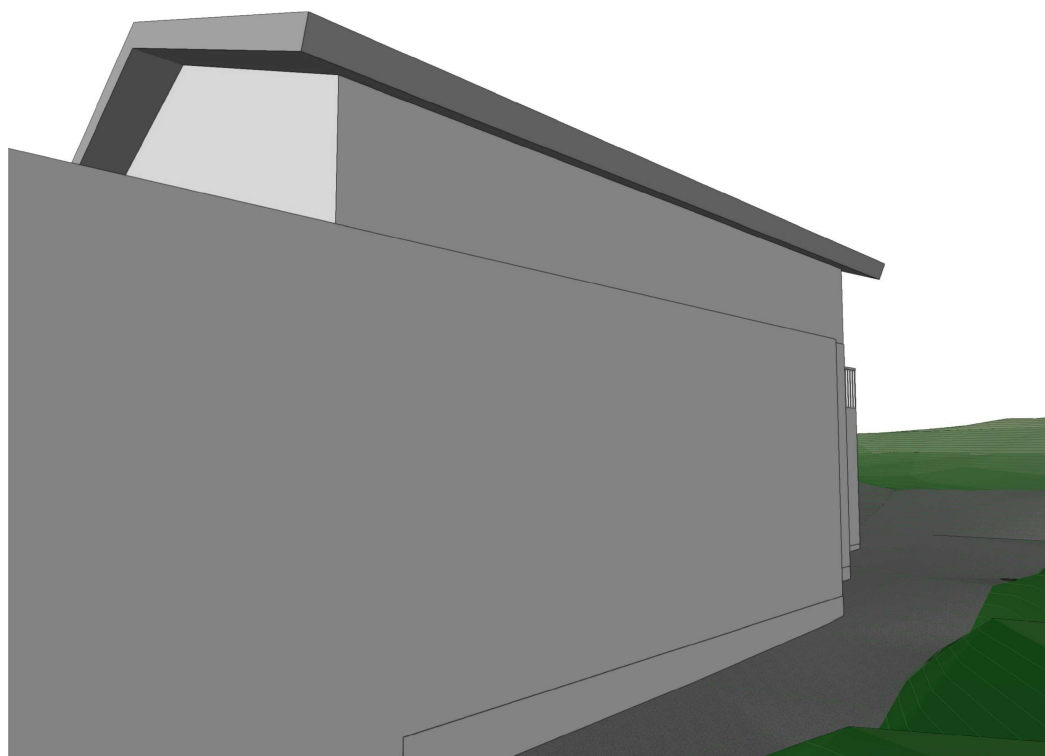
The following massing models are taken from eye level on the site at 6 Delecta Avenue. They illustrate the imposing bulk and scale of the development.



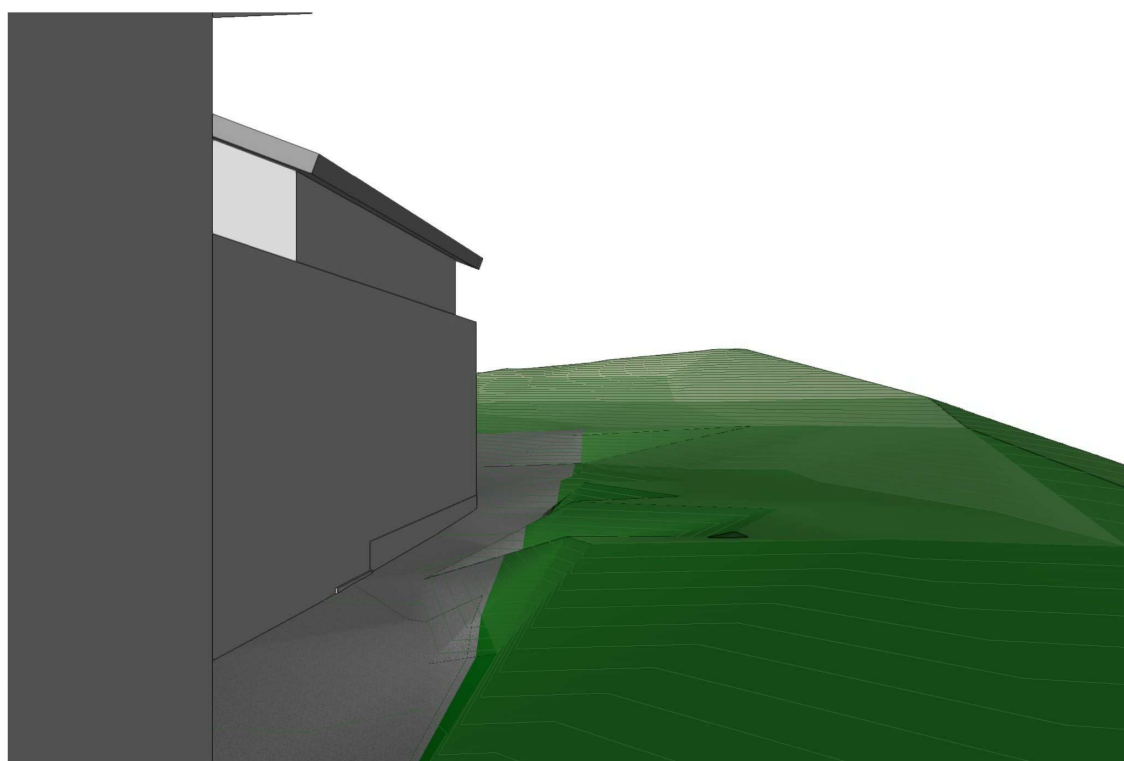
Massing Model showing view towards Clareville



Massing Model showing view towards Clareville

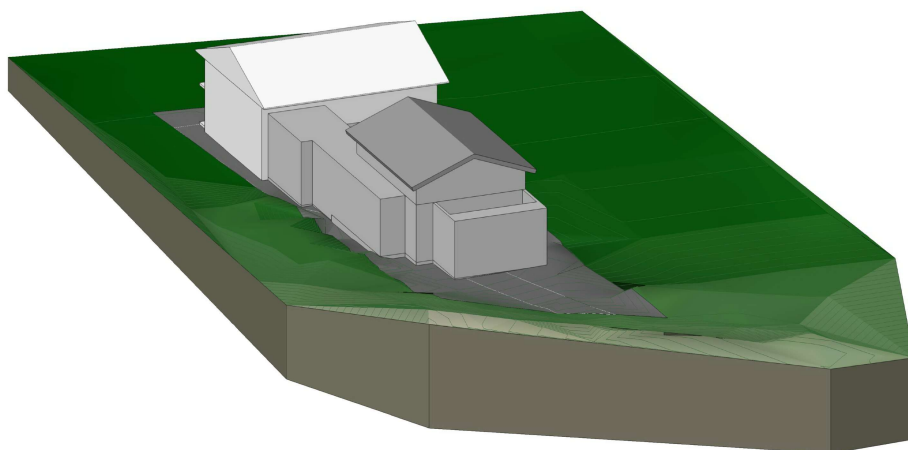


Massing Model showing view towards Delecta Avenue

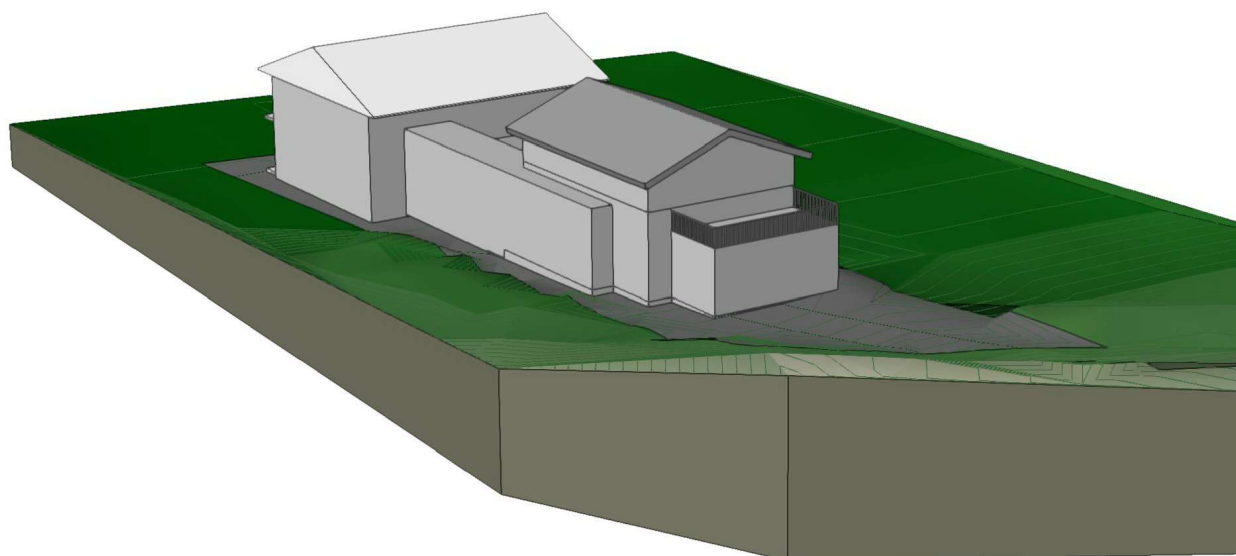


Massing Model showing view towards Delecta Avenue

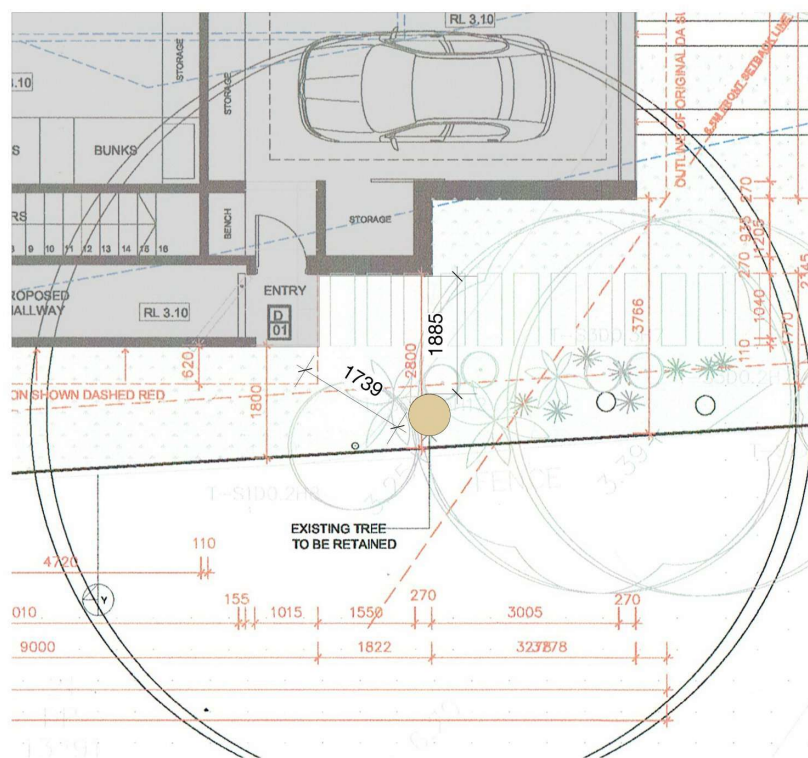
The following overall massing models illustrate that there is little difference between original and the amended schemes.



Massing model of original scheme



Massing model of the amended scheme



DISTANCE FROM TREE TO BUILDING SLAB: AMENDED DA

The oblique dimension from building to tree is increased by 206mm. The vertical distance from building to tree appears to have decreased by 31mm when measured off the drawings supplied.

At any rate these are insignificant differences when it comes to the root system of a large tree, and the adjustments to the wall positions in the amended design will make no difference to the improvement of the tree's fate.

In the writer's opinion the building is much too close to the tree.

The Melaleuca in question is the only significant tree on site.

It is a valued native canopy tree, sited in its natural habitat of water charged ground.

Where a building footprint occupies more than 10% of a tree's canopy, Council should request proof from an independent arborist (engaged by the applicant), using definitive techniques such as root mapping that the tree will survive the construction process, and grow healthily in relationship to the new building in the long term.

Falling back on the original arborist's advise that the tree could be retained on site is not a definitive proof that the tree will survive.

In conclusion:

the Respondents are strongly opposed to the proposed development, and the changes to the proposed development in it's current form, as it does not comply with certain numerical and qualitative aspects of Council's Controls, and does not accord with the amenity and qualities of the neighbourhood, and as it threatens the survival of the only significant canopy tree on the site.

The Respondents request that Council refuses it in it's current form, and that it should be reconfigured in a way that complies with the numerical controls and qualitative outcomes of the LEP and the DCP, and where the tree is assured to remain and flourish in a healthy state by providing a proven suitable distance between the building and the tree.