

LETTER OF OBJECTION – 13.07.22

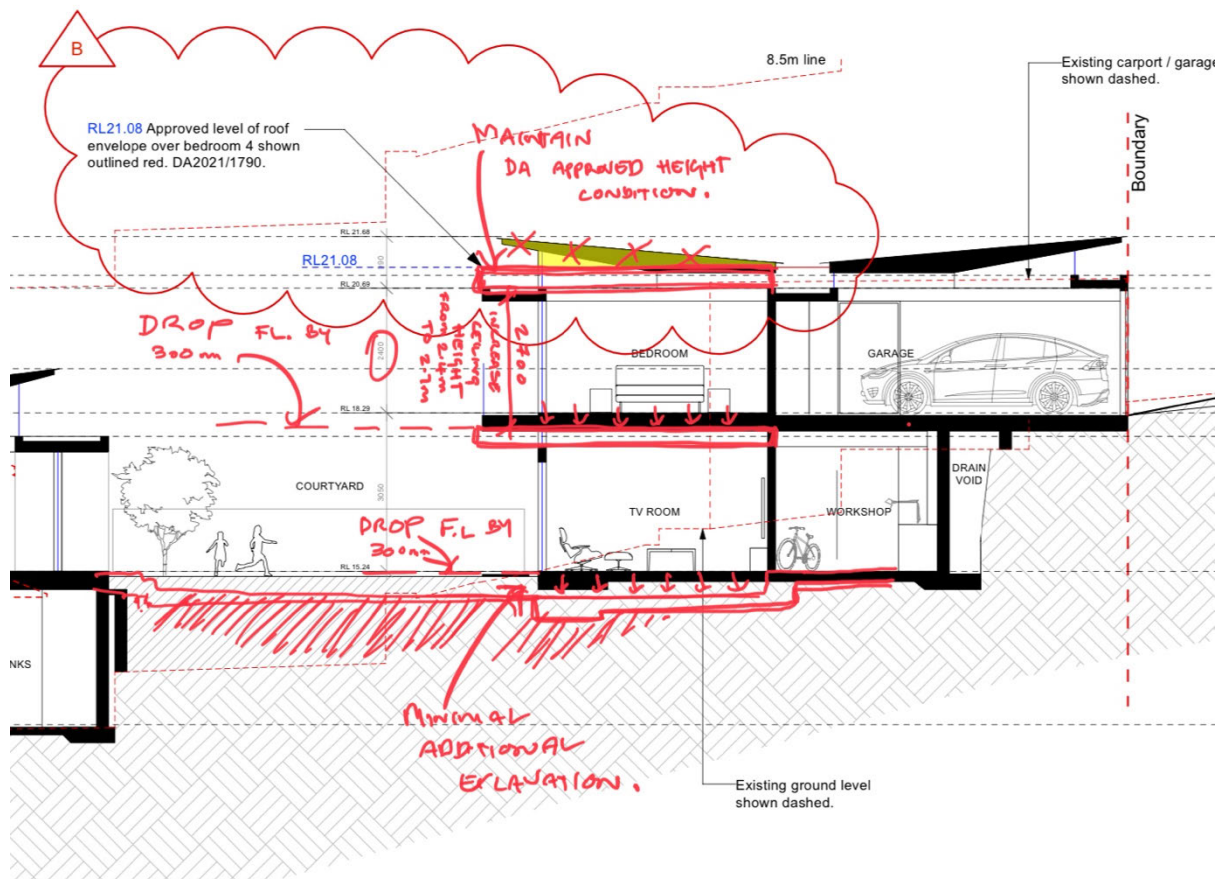
Section 4.55 (2) Environmental Impact - Modification of Development Consent DA2021/1790 granted for Alterations and additions to a dwelling house, including a swimming pool and garage

Dear Brittney,

We still strongly object the proposed mod, which totally ignores the councils previous determination and the impact on us and our property with regards to view loss.

The New submission from the applicant for 214 Hudson Parade, tries to prove that view loss to our property not impactful and that the building is smart in its design, designed to minimise view loss. We do not agree. This proposed mod looks to validate the Bedroom ceiling height in question by referring to apartment design guidelines, this is not an apartment building or in the context of where an apartment building could legally be built, so seems an irrelevant argument in the context of single residential dwelling.

The argument that a 2.4m ceiling will not provide a suitable amenity for a bedroom is not a reasonable argument for our loss of view, especially when the building could quite easily be excavated lower at the ground level or have a stepped down slab by 300mm, in order to achieve their desired 2.7m ceiling height, whilst maintaining the previously approved height line condition at 21.08. Essentially the same cross sectional height for the bedroom within this mod / proposal could be achieved this alternate way. (Refer to sketch below)



Further more, the fact that a high pitched butterfly roof is re-submitted / re-proposed in the original form in this mod, for the sake of architectural expression, with no regard or respect to us (and council) and our previous concerns, is quiet arrogant when it is clearly not a functional necessity for the successful operation of the building at all.

This feels like symbolically “giving us the rude finger” as neighbours. We are very disappointed in the moral approach that is being taken here, when a more simple solution can easily be achieved (like in the above sketch), without impacting any more then the existing dwelling and/or previously approved DA and whilst not diminishing the success of the interior experience of the owners bedroom space.

We still don't have any scientific evidence that the view loss artist impression diagrams prepared by the architects are accurate without temporary physical height poles having been erected and documented for comparison, which the applicants refused to provide in the previous DA. Regardless, the view loss illustrated in their imagery is clearly impactful and significant.

Furthermore, this new development as a whole, while described by the supporting town planners in the SEE as, predominantly compliant, in our opinion the development is not in keeping with the character of the locality. There are still non-compliances with the side building envelope and the front Building Setback line for new works (not existing structures). The fact that the old carport and existing single garage are being re-instated at a similar building line, does not change that fact that the new dwelling, is in fact capitalising in a split pavilion design with a landscaped central courtyard which whilst not titled or acknowledged as a dual occupancy, looks to be on paper, it's intended use. Whilst we acknowledge that secondary dwellings are permissible in Pittwater, one would argue that it would need to be limited to 60 sq.m gross floor area and should not “result-in” or “be at the cost of” pushing the proposed development (including the newly proposed integrated garage and entry) well forward of the typical front building line of 6.5m. This setback would normally allow for landscaping, gardens and open space to somewhat soften new developments, however the applicant has chosen to position this green space within a internal courtyard, which is of benefit to the property owners but at the detriment the greater community, passers-by and surrounding neighbours.

The development, as a whole is larger than any other example along this street and is not in keeping in the character of the locality. The bedroom in question relies on the demolition of existing structures (not a minor alteration) and results in the new garage being pushed out to in-line with the front boundary (with no setback), so surely some compensation should be made for the position of our view loss when there is this new “out of character” enclosed bulk on the street frontage. So, it is not just view loss at the heart of the issue, but overall visual impact of the development including significant view loss in that proposed location that impacts us.

Yours Sincerely,

John & Chesne Raymond

Hudson Parade, Clareville. NSW