

Eastern Elevation of 57 Cutler Rd Clontarf

Third floor, (top level) is to be built canterlievered to the East and built over the colonnade and entire Eastern side of the building.

Note not built over existing exterior wall position. Not following NSW Side, Rear, Front Setback regulations.

The entire existing exterior boundary wall has also been significantly raised by over a meter in height. 1088 mm. This is a breach of development consent.

Existing exterior house wall position. Not new unapproved height increase

The unapproved raising of the entire house's exterior boundary walls has raised the top floor slab levels by 1088 mm. Obviously there will also be an huge increase to approved wall height and roof height and huge increase in bulk and scale of the house. There will also be a catastrophic view loss to 55 which will lose land sea interface views to Chinamans Beach, Balmoral Beach, the Spit, Willoughby, Chatswood. The CBD Centerpoint, sail of the Opera House CBD buildings and night lights. The beautiful bushland reserve opposite 57 full of Littorial Rainforest plants and abundant biodiversity. All of these losses are irreplaceable.



White render is existing building. Red brick is new.



8 courses of brick has added an unauthorised 688mm in height to the existing external Eastern wall (76mm brick +10mm of mortar =86mm x 8 brick courses high). The Western walls are newly built atop new foundations and a new slab. This level (first floor) will have an additional 400mm slab on top of the 8 brick courses. This equates to an unapproved breach of 1088mm. The entire Western boundary wall has been newly constructed over a meter higher than what was previously existing.

Existing wall height of
first floor prior to
additions





There is a new 4 meter concrete slab which spans from the rear to the entire Eastern side of the building. It is not approved I discovered after I double checked checked this with the previous Planner Reece Cox. Any vegetation is only from neighbours back yards. In this high wind marine environment, the new concrete and new extensive hard surfaces have created a wind tunnel with many parts of my established gardens being blown right out of the ground. Birds being unable to use the bird baths and railings they have used for over a decade. The new wind vortex makes my rear garden and seating area unusable.

Rain Tree Consulting Arborist Report that went with the Original DA approval's Map shows rear tree at 57 Cutler road as Tree 3. These two trees were already removed in January 2025. Tragically the previous Modification in December 2024 approved their removal. Why is this Modification messing up the tree numbers. I urge council to make sure the other protected trees Tree 1 part of the stand of three trees at the front 2 of which are on my property are not removed or damaged.

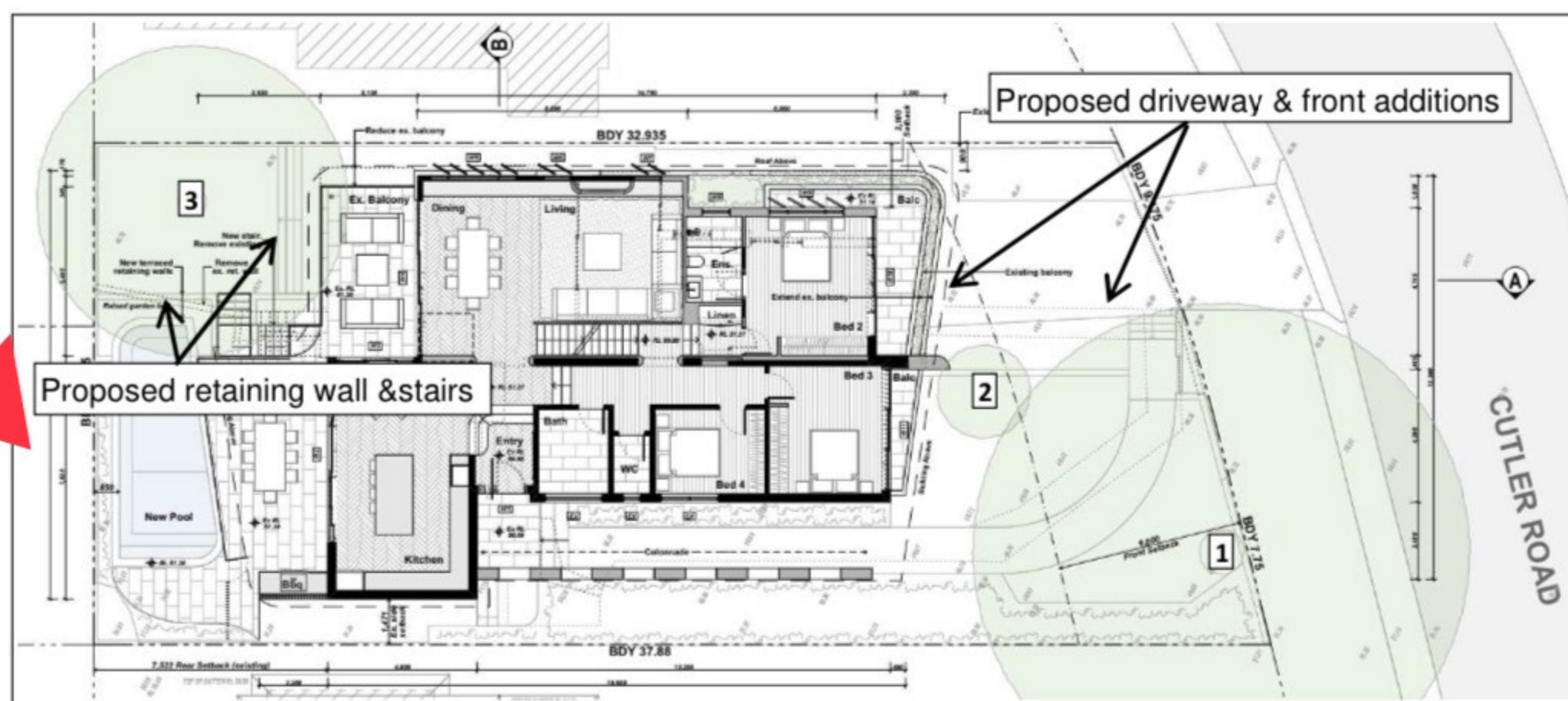


- 1.1.4 Remaining tree T3 is considered viable for retention without change in existing site conditions or modification within the trees Tree Protection Zone (TPZ) radiuses as indicated within the SRZ & TPZ distance column of Appendix- D.

1.2 The development proposal

- 1.2.1 The development proposal consists of additions and alterations to the existing dwelling with provisions for new infrastructure and rear yard swimming pool. The proposal requires demolition, excavation and modifications to site features within the notional Tree Protection Zone (TPZ) radiuses of prescribed trees T1 & 3.

Figure 1, showing proposed development footprint



Ref No: 12222

57 Cutler Rd, CLONTARF, NSW – arborist – 13.9.2022

5 of 17

Arborist Report from RainTree Consulting goes with Original DA approval. Rain Tree Map shows 57's rear tree as Tree 3.

rainTree consulting; Tree and Landscape Consultants

1.3 Tree removal to accommodate design

- 1.3.1 No prescribed (protected) trees are proposed for removal to accommodate design.
- 1.3.2 The removal or relocation of non-prescribed palm T2 is permitted without Council consent.

The identified development impacts and design requirements have been detailed within Appendix- D and summarized within the following sections.