
Sent: 11/08/2021 8:17:22 PM
Subject: Online Submission

11/08/2021

MR Cameron Inchley
4 Gardere AVE
Curl Curl NSW 2096
cinchley@gmail.com

RE: DA2021/1140 - 72 Carrington Parade CURL CURL NSW 2096

Cameron Inchley and Nicole Gemmell
4 Gardere Avenue
Curl Curl NSW 2096
E: cinchley@gmail.com | nicole@mave.com.au

11 August, 2021

Attention: Adam Croft
Planning Department
Northern Beaches Council

Dear Adam,

RE: DA2021/1140 - 72 CARRINGTON PARADE, CURL CURL

We are writing with regard to the above Development Application for 72 Carrington Parade, Curl Curl. As owners of 4 Gardere Avenue, we are the second neighbouring property to the proposed development. We have ongoing concerns regarding its continued non-compliance to Council-defined building controls and overdevelopment of the site.

There have been numerous renovations and rebuilds since we moved to this area 11 years ago and, to our knowledge, all residents have been required to comply with front and side setback building controls, as well as landscaping ratios as defined by Council. Proposal 2021/1140 is uncompliant across all these areas and, if approved, sets a concerning precedent for future developments. It also sends a clear message to residents that Northern Beaches Council's defined building controls hold little relevance if DA's that blatantly ignore the controls are approved.

Also, consistent with the previous DA submission for this property, the multi-story dwelling extends to northern boundary and Gardere Avenue nature strip. An 8.5m high structure that close to the corner, roundabout and intersection will significantly impact visibility for a number of properties on the southern side of Gardere Avenue when backing in and out of garages and carports.

Lastly, there is also the issue of view impact as the development looks to protrude some distance out from the resolved building line in Gardere Avenue (a setback requirement that our renovation was required to comply with). As such, we support the requests for sight poles

outlined in other submissions and welcome the opportunity to lodge a further submission once installed and the size and impact of the reworked development can be assessed.

Thanks and regards,

Cameron Inchley and Nicole Gemmell