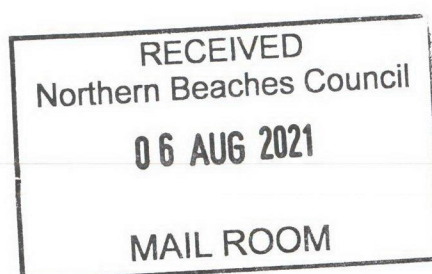


5 Gardere Ave
Curl Curl
NSW 2096
3rd August 2019

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



Attention: Adam Croft - Planning Department

Re: DA2021/1140 – 72 Carrington Parade, Curl Curl

Dear Adam,

I refer to your advice that council is not formally willing to extend the submission closing date beyond the 12th August 2021 as requested in our email to you on the 29th July. Under these circumstances, we wish to reserve the right to lodge a further submission once the building profiles are installed, and the full impact of the proposal is realized.

Currently, we would like to lodge this submission opposing many aspects of this development as follows:

Non-complying Development

This four-level development proposal is located on one of the smallest properties in the neighborhood (280.9 square metres.) and is considered overwhelming, overbearing and not in keeping with the amenity of the area. The proposal blatantly disregards many of the planning controls for R2 Zoning (Low Density Residential) which ourselves and neighboring properties have willingly complied with in recent years. The key areas of non-compliance are detailed in table below: -

Planning Control	Requirement	Proposal	Comment
Landscape Open Space	40%	12%	As Per the LEP Definition of landscaped open space: <i>"means a part of a site for growing plants, grasses and trees, but does not include any building, structure or hard paved areas"</i>
Front Boundary Setback - Carrington Pde.	6.5m	2.33m	Inconsistent with all other recent developments in the area and severely impacts on view sharing.
Side Boundary Setback – Gardere Ave.	3.5m	1.0 m	The excessive wall height and its proximity to the Gardere Ave. road reserve and pedestrians will be unnecessarily imposing.
Maximum Building Height	8.5m	Meets	Although compliant, excessive height is dominant for the full length of the property adding to the overall bulk of the building.

The Bulk of the building

The sheer bulk of this proposal is more in keeping with other Zonings such as medium density, commercial or light industrial and not the residential amenity of Curl Curl beach, particularly as this prominent corner block has been a part of the local landscape and history for many generations.

The concerns over the height of the building extending for most of the block are accentuated at both the front and rear boundaries. The front of the building is extreme due to the unnecessary ceiling heights proposed on both floors of 2.7 metres. It needs to be recognized that the property already benefits from uninterrupted views of the beach and coastline.

Having a minimal setback from the Gardere Ave road reserve will have an imposing impact on the public's use of the nature strip area.

In summary, this proposal attempts to achieve too much on a constrained site.

Roof top terrace

The roof top terrace which serves as a fourth level is accessed by stairs and will be used as an entertaining area. The height of the associated balustrading to the terrace area and other potential infrastructure associated with shade and entertaining activities will be a breach of the building height requirement.

This terrace will be highly visible to neighboring properties and will also generate privacy issues.

View Sharing

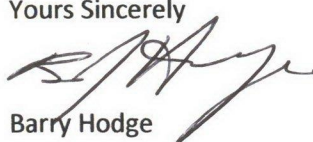
Due to the non-compliance of the front boundary setback and the encroachment of a 7-metre wall within this mandatory setback area our views from 5 Gardere Avenue to the Southeast are lost. These views from our front balcony, kitchen and lounge room are of the iconic North Head being the entrance to Sydney Harbour. This is a view we enjoy, particularly with the arrival of cruise ships at dawn and their departure at dusk which occurs on most days.

A recent assessment to the loss of the view to the Southeast undertaken for a previous DA using the Tenacity Consulting v Warringah Council (2004) criteria rated the impact as *moderate-severe*. This latest DA has not made any attempt to address these concerns and as this impact is due to the non-compliance of the front boundary setback is most unsatisfactory.

In summary, recent local building activities, including our property have generally been compliant to the planning controls in consideration of neighbors who all benefit from the beautiful beach front that we all enjoy. The proposed development of 72 Carrington Avenue lacks any consideration of the neighbors and is considered to be "selfish" in its intent.

Trusting that our submission receives council's serious consideration and please do not hesitate to contact us if you wish to discuss or view the proposed development from our property.

Yours Sincerely



Barry Hodge
0419 625457



Lynda Hodge
0414 773530