
Sent: 28/06/2024 10:57:19 PM
Subject: Submission - DA2024/0715 11 Taylor Street North Curl Curl
Attachments: Submission DA2024 0715 11 Taylor St North Curl Curl.pdf;

Dear Sir/Madam,

We are the owners of 12 Taylor Street, North Curl Curl NSW.
We write regarding the development application **DA2024/0715** at 11 Taylor Street, North Curl Curl.
Please find the attached letter of objection for your consideration.

Kind regards,
Grace Bian & Peter Sulyan

28 June 2024
Development Assessment Team
Northern Beaches Council

BY EMAIL: council@northernbeaches.nsw.gov.au

RE: DA 2024/0715 11 Taylor Street North Curl Curl

Dear Sir/Madam

We are the owners of 12 Taylor Street, North Curl Curl. We would like to lodge our objection to DA2024/0715 of 11 Taylor Street, North Curl Curl. We believe the proposed development will have significant adverse impacts to our property, nearby neighbours on both Taylor Street and Pitt Road and the streetscape overall and request that Council consider these notes when determining this application.

1. Building height non-compliance

The proposed DA has the wrong identification of nature ground level.

The existing building of 11 Taylor Street was demolished before and the former building on the site could no longer be discernible or relevant as a starting point for measuring the height of any new building. The proposed 8.5m height limit is conceivable and could end up with a variety of different height limits arising under the same development standard.

2. Bulk and scale and existing non-compliances

It is our view that 11 Taylor Street is already significantly constrained by the size of the lot, topography, and surrounding development. Any further development will just compound existing non-compliances. The proposed development represents an unreasonably large dwelling house for its small block of land, and give no architectural consideration to the neighbourhood and street scale.

3. Landscape non-compliance

Landscape along the driveway and eastern side of the lot appearing ineffective for the purposes of landscaped open space and no adequate percentage of landscape and private open space has been given to this proposed development.

4. Overshadowing

This is of major concern to us as the amenity of our back garden will be substantially impacted by overshadowing and the extent of this unreasonable visual impact will compromise the amenity of our property and is also likely to detrimentally affect the value of our property.

5. Blocking view corridors to Pitt Rd neighbours

We have recently completed a Development Application for 12 Taylor Street, and we note that our plans provided for a tiered setback along the western boundary to enable a view corridor for our neighbours on Pitt Street from 1 meter to 4.2 meters to ensure a "share view corridors".

Although the development at 11 Taylor Street does not affect us in terms of view loss, we consider the report provided by Urbane Design Group as unfairly subjective and light-weighted on the blocking view corridor and its adverse impact affecting the value of the affected properties.

Yours faithfully



Peter Sulyan & Chen Bian
12 Taylor St North Curl Curl