

Development Determination Panel – 11th September 2019

DA2019/0380 – 72 Carrington Pde, Curl Curl

1. Assessment Report

P182 – Description of two storey (three level) dwelling?

P185 – Describes four levels

Disagree: It is 4 levels, substantiated by a lift that services 4 Levels

P187 – “The Proposal would not have any unreasonable impact -----”

Disagree: Only 20m (road reserve) separation and site lines into living area, kitchen & balcony of 5 Gardere Ave. Also concern over the intention of the 20sqm front slab with only 1.0m step up from terrace (Sheets 200 & 500).

P193 – “Item 6.3 Earthworks - additional information could be required”

Disagree: Additional geotechnical information will be required. From Sections (Sheet 300) shows excavation depth of 3.5m. Assume sand strata will require substantial engaged piling, dewatering and disposal of site. These works are expensive and questions whether the total nominated Estimated Cost of Works of \$990,000 is realistic.

P205 – “view impact from almost obliteration of water views and North Head to reasonable retention of water view (kitchen section) – Impact rating moderate-severe”

Disagree: P213, Photos show total obliteration of North Head and a loss of one third of water views from kitchen – Impact rating should be Severe

2. Property Purchase, 5 Gardere Ave in 2006

- Last of 2 remaining original cottages along with 72 Carrington Pde.
- Investigated view potential from neighbouring properties
- Record Price paid for a ‘Knock Down’ in the area

3. Recent DAs – Compliance & View sharing considerations

2007 – 5 Gardere Avenue, Demolish and new house - fully compliant

2008 – 6 Gardere Avenue, Extensions & Renovations – fully compliant

2016 - 3 Gardere Avenue, Extensions & Renovations – fully compliant

2016 – 4 Gardere Avenue, Extensions & Renovations - Initially noncompliant, however amended design to retain neighbours view sharing.

4. Impact of proposed DA, 72 Carrington Pde on property values and lifestyle

Similar to other Gardere Avenue properties whose views will be severely impacted, 5 Gardere Avenue’s view will change from beach and water views including North Head to an overwhelming concrete monolith directly across the road.

Barry Hodge

5 Gardere Avenue, Curl Curl