
Sent: 8/07/2024 4:39:47 PM
Subject: DA2024/0715 11 Taylor Street North Curl Curl Attention Michael French
Attachments: 11 Taylor Objection Bonanno 4.pdf;

Hello Michael,

please find attached my objection to DA2024/0715 11 Taylor Street

Kind regards

Tony & Susan Bonanno
15 Pitt Rd, North Curl Curl NSW 2099

05 July 2023

Northern Beaches Council
council@northernbeaches.nsw.gov.au

Northern Beaches Council
PO Box 82
Manly
NSW 1655

RE: Objection to DA2024/0715 - 11 TAYLOR STREET NORTH CURL

As stated previously, we have lived at 15 Pitt Rd, North Curl Curl for over 35 years, and have brought up our family on this magnificent headland area.

During those 35 years, many new homes around us have been developed. We feel that the developments have generally considered the environment and adjoining residents by complying with council Development Control Plan (DCP) and the Local Environment Plan (LEP) rules.

The DA has many non-compliant issues that will cause severe detrimental affects to our amenity and those of our neighbours. This will create a very dangerous precedent to this special area.

Our Primary Concerns are:

- | | |
|-----------------------------------|---|
| 1. Devastating View Loss | Loss of North Head and water views |
| 2. Building Bulk | Visually dominant for size of block 3 stories high |
| 3. Wall Heights. | DCP Non Compliance |
| 4. Maximum building height | Non-compliant Roof Height |
| 5. Side boundary envelope | Non-compliant to objective of the DCP |
| 6. Rear boundary setbacks | Rear boundary set back non-compliance |
| 7. Front boundary setback | Non Compliance |
| 8. Private Open Space | Non-compliance |

We support the Bray submission and refer to his objection letter.

We also refer to the assessment prepared by R.A Walls in this Submission. The view loss analysis, non-compliance issues and photomontage clearly show the damage this development will incur to our amenity and that of our neighbours.

View loss

We will suffer devastating loss of iconic views of North Headland and Ocean views as per photo below.



We do not believe this DA complies with the four-part test detailed within *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140. The proposed development fails to achieve compliance with relevant clauses of the WLEP 2011 and Controls within the WDCP

As explained in our objection dated 7/12/2022, we will lose iconic views of North Head and open ocean views as seen on yellow outline with the previous DA height poles.

This view will be lost from our main living areas of our home including our kitchen, dining room, lounge room and balcony.

We built our home to take advantage of these views and will lose them for good if the DA is approved. Our view loss will be devastating to our family and severely impact us.

These views are very important to us on a daily basis as we often watch activities including cruise boats entering and leaving North Head, Sailing boats out to sea and whales in season.

Over Development and Non Compliance

The parcel of land at 11 Taylor Street was subdivided into a separate Battle-ax

e block and is 416.2 sq. metres consisting of a shared long driveway leaving a site footprint of only 277.5 sq. The council LEP (Clause 4.1 (3A) clearly excludes carriageways or access ways from lot calculation areas for subdivision.

This would make this one the smallest parcel of land in this headland area and is already overdeveloped. As can be seen in the photo attached below.



We object to this proposal as there are still serious and numerous non-compliance issues to Development Control Plans and Local Environment Plans.

As can be seen in the photo the bulk of the building ratio to land is already large for a small battle-axe block and allowing a 3 story dwelling on this size block will further this overdevelopment.

We believe the proposed 3 story development represents an unreasonably large dwelling for the functional portion of the block of land and does not achieve the objectives of the LEP and DCP.

The existing building landscape open space requirements achieved is approx. 18% and does not meet the DCP requirement of 60%. It is non-compliant by a significant margin as explained in Vince Squillace Objection in the Bray objection for the DA2022/0798 , we believe this has not changed. The bulk of the proposed dwelling in relation to the available landscaped area is not in keeping with the landscaped setting and development density of the surrounding context.

The photo showing how small 11 Taylor Street is in relation to other blocks surrounding, note difference in the landscaped areas of surrounding blocks and shared drive way.

We believe that this proposal is contrary to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as it fails to satisfy the objectives of the zone of the LEP

“• To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of North Curl Curl.”

In the last DA for 11 Taylor Street DA2022/0798 the Northern Beaches Local Planning Panel concluded the following in their report:

*“In summary council noted “It is important to note that a fully compliant development in the context of the LEP and DCP may still be found to have unacceptable view loss impacts. It is recognised that this somewhat limits the ability of the site to sustain an additional storey, however it is a consequence of the previous dual occupancy development that positioned the building mass on a small area is a sensitive consequence. **It is arguable that the site has therefore achieved its highest and best use of the site.**” And concluded that “Overall, the proposal indicates an overdevelopment of the subject site that does not perform well against the relevant Clauses and Controls of the WLEP 2011 and WDCP and will result in unreasonable amenity impacts upon adjoining and nearby properties. The proposal has, therefore, been recommended for refusal.”*

CONCLUSION

The proposed development represents many noncompliance issues and doesn't meet the relevant Clauses and Controls of the WLEP 2011 and WDCP and will result in unreasonable amenity impacts upon adjoining and nearby properties and is an overdevelopment of the site.

In conclusion we ask that Council **REFUSE this DA.**

Yours faithfully,

Tony & Susan Bonanno

15 Pitt Rd North Curl Curl

NSW 2099