



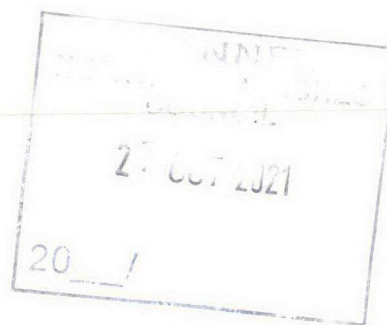
5 Gardere Ave
Curl Curl
NSW 2096
22nd October 2021

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,



Thank you for arranging for the building profiles to be erected as requested. Once again, the full impact of the amended development can now be realized. As per our previous submission on the development received by Council on the 9th August 2021 we would like to further confirm our opposition to the development as per below: -

The loss of our view to the Southeast (North Elevation - Drawing) is almost the same as the original proposal for the Development DA2019/0380. However, it is now made worse since the height off the building is 0.25 metres higher than the original proposal. Not only does this make the loss of view harsher, it also adds to the overall bulk of the building which extends for almost the length of the whole block of land.

As previously identified, this amended DA remains non-compliant to the following Council Planning Controls:-

- Front Boundary Setback - Carrington Pde.
- Side Boundary Setback – Gardere Ave.
- Landscape Open Space
- Building Bulk

The extent of the non-compliances are substantial, particularly 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 will be 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.

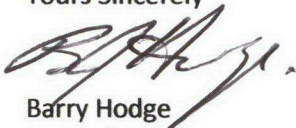
A recent assessment to the view loss from our property to the Southeast undertaken for the original DA using the Tenacity Consulting v Warringah Council (2004) criteria rated the impact as *moderate-severe*. This latest DA has not made any attempt to address these concerns and as this impact is due to the non-

compliance of the front boundary setback being only 2.33m in lieu of the mandatory 6.5m is most unsatisfactory and needs to be reviewed.

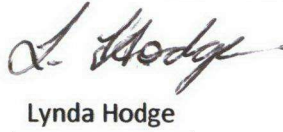
In Summary, this amended proposal is in total disregard of Council's Planning Controls and devoid of any consideration on the impact on neighbors whose properties all comply to council's Planning Controls.

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



Lynda Hodge

