
From: Haydon Bray
Sent: 24/06/2022 4:33:21 PM
To: Council Northernbeaches Mailbox
Subject: RE: DA 0798/2022 11 TAYLOR STREET NORTH CURL CURL - WRITTEN SUBMISSION: LETTER OF OBJECTION
Attachments: Haydon Bray Objection to 11 Taylor Street North Curl Curl Development Applicaton.pdf;

RE: DA 0798/2022 11 TAYLOR STREET NORTH CURL CURL
WRITTEN SUBMISSION: LETTER OF OBJECTION
SUBMISSION: HAYDON BRAY

Please see attached

Best regards,
Haydon Bray



Haydon Bray
Global Chief Executive Officer

A: Suite 801, 28 Clarke Street, Crows Nest, NSW 2065 Australia

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Objection to DA Proposal at 11 Taylor Street North Curl Curl

Haydon Bray
13 Pitt Road
North Curl Curl
NSW 2099

23 June 2022

Northern Beaches Council
PO Box 82
Manly
NSW 1655

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

RE: DA 0798/2022 11 TAYLOR STREET NORTH CURL CURL
WRITTEN SUBMISSION: LETTER OF OBJECTION
SUBMISSION: HAYDON BRAY

Dear Sir/Madam,

I have lived on the Northern Beaches for 50 years and have spent a significant amount of that time surfing at North Curl Curl beach. Since those days I have been drawn to the lifestyle and uncrowded atmosphere of the North Curl Curl headland and have always wanted to live here. That became a reality in 1999 when we purchased our home at 13 Pitt Road North Curl Curl.

Upon receiving the DA proposal for 11 Taylor Street North Curl Curl, I believe this private, relaxed, uncrowded lifestyle is now in serious jeopardy.

Although the full land parcel of 11 Taylor Street is 416.2 sq mtrs the **site proper footprint is only 277.5 sq mtrs** once the long driveway is removed from the calculations. Based on other properties in the immediate vicinity which range between 500-780 sq mtrs footprint, this level of **proposed construction of a 3-story building must be considered over-development.**

If this DA is approved it will set an extremely negative and damaging precedent for the locality which enjoys an open spaced, essentially private character which gives the North Curl Curl Headland a reputation as one of the most beautiful localities of the northern beaches.

In summary;

1. The proposal is considered to be inappropriate within the streetscape and character of the locality (being visible from numerous public vantage points by virtue of its headland location).
2. The proposed development represents an overdevelopment of the site and will have significant and adverse amenity impacts on our property and many of our neighbours.
3. The proposed development is at a significantly larger scale than development throughout the locality, and what is contemplated for the site under Council's planning controls.
4. The excessive built form of the proposal results in a development where the building mass becomes visually dominant and imposing, particularly when viewed from the visual catchment of neighbouring properties and the public domain with views toward to headland.
5. The scale and bulk of the proposal will result in an over development of the site as the land size of the site is not suitable for a 3 storey building (noting that a significant portion of the site is taken up by the existing access handle, leaving only a small developable area in which the proposed development will be situated).
6. The proposal will result in an unsatisfactory scale of built form that will be disproportionate and unsuitable to the dimensions of the site and neighbouring residential development.

Consequently, we ask Council to REFUSE this DA.

Yours faithfully,

Haydon Bray
13 Pitt Road
North Curl Curl
NSW 2099