

25 January 2023

Northern Beaches Council

DA 2022/0798 11 Taylor Street North Curl Curl

Further to our objection by Tony & Susan Bonanno 07 December 2022

Further to our objection dated 7/12/2022 regarding DA2022/0798 (**The DA**), we would like to add the following:

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 be severely detrimental to our amenity and those of our neighbours.

We support the letter dated 7/12/2022 from Shaw Reynolds Lawyers and the Bray submission showing many non-compliance issues to Development Control Plans and Local Environment Plans of the following issues:

| | |
|------------------------|--|
| View Loss. | View Sharing Concept as set out in Tenacity Consulting v Warringah have not been meet. |
| Building Height. | 8.5m requirement of LEP Non Compliance |
| Wall Heights. | 7.2m DCP Non Compliance |
| Side boundary envelope | Non-compliant to objective of the DCP |
| Rear boundary setbacks | Rear boundary set back non-compliance |
| Building Bulk | Overdevelopment of site several non-compliance issues |
| Shadow Diagrams | Insufficient information |

Please refer to Bray Submission for further details

Overdevelopment

11 Tylor Street was developed as a dual occupancy approximately 17 years ago.

Two homes were built as a dual occupancy on the same block 10 Taylor Street.

Back then we were notified by council of this original DA and meetings were held with Warringah council on site regarding the height of the building which is now No 11 Taylor.

After consultation, the roof pitch was modified to reduce view loss which were agreed to be acceptable.

I believe the block was later subdivided and sold. We **were not** notified of the subdivision and don't understand how this was allowed as the size of the block doesn't meet the minimum size requirement of 450 m².

The property at No 11 Taylor Street has a total area of 416 m² functional site area falling well short of 300 m² when excluding the access driveway shared with No 10. The council LEP (Clause 4.1 (3A)) clearly excludes carriageways or access ways from lot calculation areas for subdivision.

We believe the proposed development represents an unreasonably large dwelling house 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. 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.

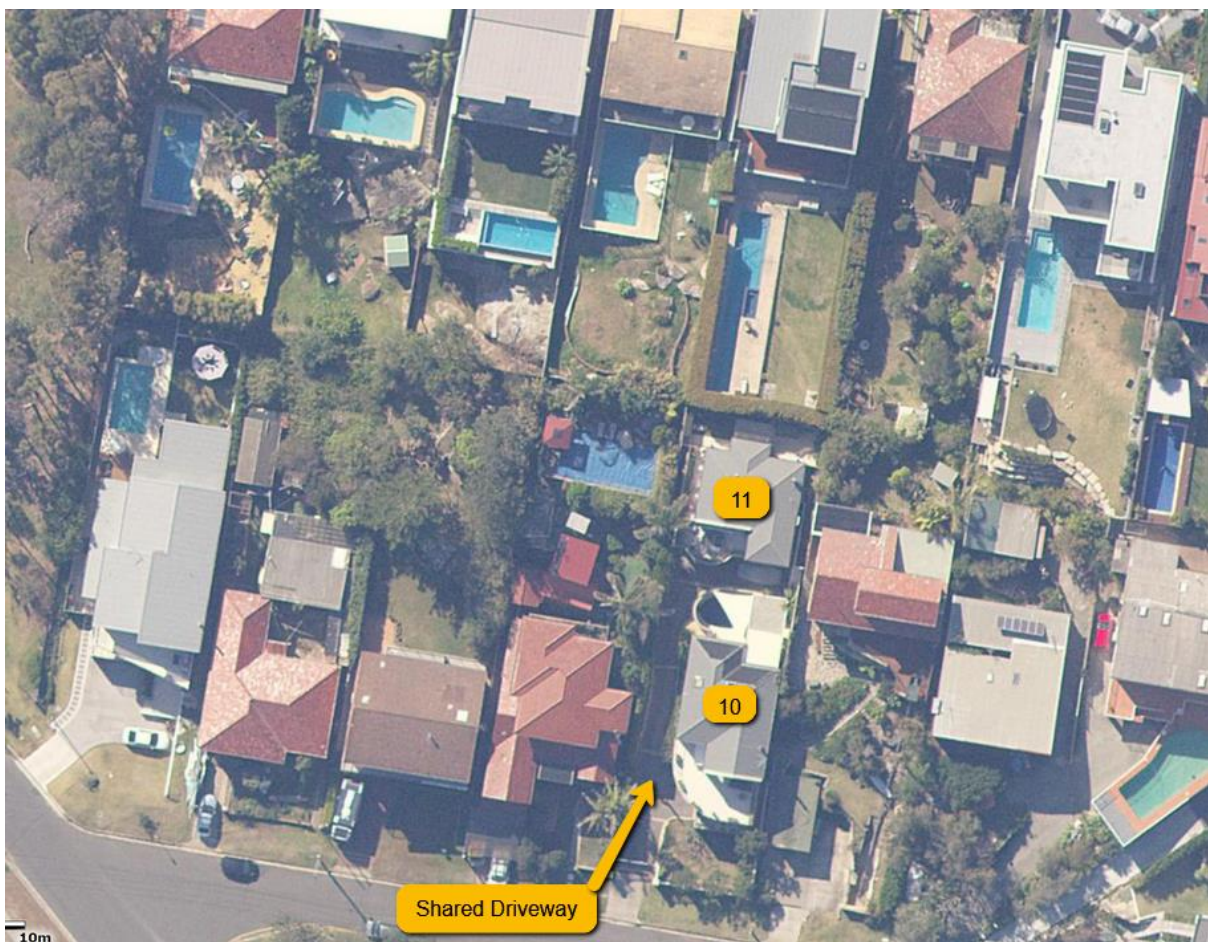


Photo showing how small 11 Taylor Street is in relation to other blocks surrounding, note difference in the landscaped areas of surrounding blocks and shared drive way

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.

View loss

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

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



Photo showing loss of iconic views from balcony including height poles.

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.

CONCLUSION

The proposed development represents many noncompliance issues.

It is an overdevelopment of the site and an unbalanced range of amenity impacts of which would result in adverse impacts on our property, including devastating view loss.

We ask Council to REFUSE this DA.

Yours faithfully,

Tony & Susan Bonanno

15 Pitt Rd North Curl Curl

NSW 2099