
Sent: 13/11/2022 10:00:37 PM
Subject: DA2022/0653 - 1 Bellevue Pde, North Curl Curl
Attachments: Bull Third Objection to DA2022 0653.pdf;

Re: DA2022/0653 Proposed Development 1 Bellevue Pde, North Curl Curl

Please find submission 3 attached.

Regards,
Nick & Alex Bull

6 Bellevue Pde,
North Curl Curl NSW 2099

Third objection to DA2022/0653

1 Bellevue Parade, North Curl

Previous objections dated 26/09/2022 & 27/10/2022

We submit this further development objection letter in response to DA2022/0653 for an additional storey at 1 Bellevue Parade, North Curl Curl. We consider the proposed development with the most recent plans dated 7 November 2022 to remain non-compliant with the planning controls of the Northern Beaches, for the following reasons;

Height Non-Compliance

The amended plans remain above the permitted 8.5m by 700mm and breach Clause 4.6 (Height of Buildings development standard contained in the Warringah Local Environmental Plan 2011).

The most recent amendment has not taken into account the very reasonable proposed ameliorations that would enable the development to meet planning height requirements and reduce the impact to neighbouring properties. The ceiling height remains at the unnecessary height of 2600mm (proposed 2400mm) the cavity between the ground floor ceiling and upper floor remains at 700mm (proposed 400mm) and the roof retains a 600mm pitch (proposed flat roof).

View Loss

The amended plans continue to fail to satisfy the established view loss principles set out in Tenacity Consulting v Warringah [2004] NSWLEC 140 (Tenacity). The impact would be severe to properties 2, 4, 6 & 8 Bellevue Parade North Curl Curl.

Building Bulk and Scale

The proposed second storey does not have any setback of the front, eastern and western side of the property. Front and side Clause 4.1.4.1(a) states that, "Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity". This development will turn the existing two storey house into a three-storey house, breaching the requirement not to exceed two storeys, contributing to the bulk and scale of the property

Conclusion

The DA2022/0653 proposal in its most recent form (7/11/2022) does not address the fundamental breaches of the planning height requirements, the excessive bulk and scale for the street and suburb, the significant view loss for the surrounding properties and the reasonable requests for a more skilful design ameliorations put forward by impacted parties.

Sincerely,

Nicholas & Alexandra Bull