
Sent: 18/06/2022 7:39:44 PM

Subject: RE: DA 0798/2022 11 TAYLOR STREET NORTH CURL CURL

Attachments: Tony & Susan Bonanno Objection to 11 Taylor Street North Curl Curl DA V2.pdf;

Please find attached our written submission objection.

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

BONANNO objection to DA Proposal at 11 Taylor Street North Curl Curl

Tony & Susan Bonanno
15 Pitt Road
North Curl Curl
NSW 2099

18 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: BONANNO

Dear Sir,

We have lived in our house at 15 Pitt Road North Curl Curl for 35 years. During that time we have seen the area undergo significant change in terms of the properties being built around us. In most circumstances, we have been happy to support these new homes as they have delivered positive improvement to the locality.

However, the DA application at 11 Taylor Street is not something we can support as it will not enhance the immediate locality. To imagine a 3 storey house on a 400 sq mtr block is not something that will enhance the area and will establish a precedent for over-development on small blocks of land that will dramatically reduce the appeal of the North Curl Curl headland.

We ask Council to REFUSE this DA based on the following key reasons;

1. Total View Loss to Manly from all levels of our property
2. Roof Height
3. Wall Heights
4. Side Boundary Envelope
5. Rear Boundary Setbacks
6. Landscape Open Space
7. Building Bulk

SUMMARY

We support the Bray Submission dated 16 June 2022. Our view loss will be equal to the view loss of Mr & Mrs Bray, and therefore our view loss is both unreasonable and unacceptable. We object on the same grounds as the Bray Submission.

We ask Council to refuse this DA because;

1. The design of the dwelling does not ensure that the existing high levels of amenity to our property is retained.
2. The proposal is considered to be inappropriate within the streetscape.
3. The proposed development represents an overdevelopment of the site and an unbalanced range of amenity impacts that result in adverse impacts on our property.

VIEW LOSS

We ask Council to refuse this DA because;

1. The proposed development represents an unreasonably large dwelling house design which has severe impacts on our view.
2. The proposed development is at a significantly larger scale that is consistent with the desired character of the locality and the scale of surrounding development.
3. As a neighbour, we have a legitimate expectation that any development would not result in very poor amenity outcomes caused directly from the non-compliance to building envelope controls.
4. The proposed DA has a devastating impact on the amenity of our property, and the urban design outcomes within the streetscape.
5. It does seem unreasonable that the Applicants wish to remove our amenity to improve their own, and is proposing non-compliant outcomes that would seriously adversely affect our amenity.

EXCESSIVE BUILDING HEIGHT

We ask Council to refuse this DA because;

1. The adverse impacts of the proposed development, including on the amenity of neighbouring property and public property, are directly attributable to the excessive height of the proposed building.
2. The proposed development should be refused due to its excessive visual impact and impacts on the character of the locality, adjoining properties and the surrounding environment.

3. The form and massing of the proposal does not appropriately respond to the low-density character of the surrounding locality.
4. The proposal would not recognise or protect the natural or visual environment of the area, or maintain a dominance of landscape over built form. The proposal has not been designed to minimise the visual impact on the surrounding environment.

EXCESSIVE WALL HEIGHT

We ask Council to refuse this DA because;

1. The non-compliant 2.4m additional wall height causes devastating view loss.
5. The adverse impacts of the proposed development, including on the amenity of neighbouring property and public property, are directly attributable to the excessive height of the proposed building.

EXCESSIVE BUILT FORM IN SIDE BOUNDARY ENVELOPE

We ask Council to refuse this DA because;

1. The non-compliant Side Boundary Envelope causes devastating view loss.
2. The proposed development does not provide appropriate setbacks. This leads to inconsistency with the character of the area and unreasonable privacy impacts.
3. 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.
4. The height and bulk of the development will result in unreasonable impacts upon the amenity of neighbouring properties with regard to visual dominance.
5. 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
6. The scale and bulk of the proposal result in an over development of the site as the land size of the site is not suitable for a 3 storey building.

EXCESSIVE BUILT FORM IN REAR SETBACK

We ask Council to refuse this DA because;

1. The proposed development does not provide appropriate setbacks. This leads to inconsistency with the character of the area and unreasonable privacy impacts.
2. 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.

3. The height and bulk of the development will result in unreasonable impacts upon the amenity of neighbouring properties with regard to visual dominance.
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.

IMPACTS UPON ADJOINING PROPERTIES: VIEW LOSS

We ask Council to refuse this DA because;

1. The proposed development will result in unacceptable additional view impacts. The view impact is severe.
2. The built form proposed blocks scenic, iconic or highly valued items or whole views
3. The proposed development will unreasonably obstruct views enjoyed by our property from highly used rooms and from entertainment decks,
4. The Applicant has not provided an adequate View Impact Analysis which details the extent to which existing water views from our property, and other impacted dwellings, are obstructed under the current proposal.
5. The proposal may also cause potential view loss of the water views from the public road, and may cause potential view loss from other neighbours who have not been notified of this DA.



The view that is impacted is from North Curl Curl Beach to North Head. The view would be completely lost.

A devastating impact.

VIEW IMPACT ANALYSIS

The Applicant has not provided an adequate View Impact Analysis which details the extent to which existing water views from our property are obstructed under the current proposal, from the proposed built form and the proposed trees, including the height of the trees at full grown height.

We ask Council that after amended plans are submitted to reduce the building envelope below building height, wall height, and all envelope controls, to request that the Applicant position 'Height Poles/Templates' to define the non-compliant building envelope, and to have these poles properly measured by the Applicant's Registered Surveyor. The Height Poles will need to define: All Roof Forms, and all items on the roof, Extent of all Decks, Extent of Privacy Screens. Height Poles required for all trees. The Applicant will have to identify what heights and dimensions are proposed as many are missing from the submitted DA drawings.

CONCLUSION

The proposed development represents 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 Road
North Curl Curl
NSW 2099