



5 Gardere Ave
Curl Curl
NSW 2096
7th May 2019

Northern Beaches Council
P.O. Box 82
Manly
NSW 1655

Attention: Planning Department

Re: DA2019/0380 – 72 Carrington Parade, Curl Curl



With reference to the above application, we would like to lodge this submission opposing many aspects of this development as follows :-

Non-complying Development

This four level development proposal is located on one of the smallest properties in the neighborhood (280.9 square metres.) and is considered overwhelming, overbearing and not in keeping with the amenity of the area. The proposal blatantly disregards many of the planning controls for R2 Zoning (Low Density Residential) which ourselves and neighboring properties have willingly complied with in recent years. The key areas of non-compliance are detailed in table below:-

Planning Control	Requirement	Proposal	Comment
Landscape Open Space	40%	18%	The actual % should not be inclusive of internal gardens, impervious paved surfaces and the adjoining council nature strip.
Front Boundary Setback - Carrington Pde.	6.5m	2.33m	Inconsistent with all other recent developments in the area and severely impacts our view.
Side Boundary Setback – Gardere Ave.	3.5m	Nil	Actually abuts the road nature strip.
Maximum Building Height	8.5m	Meets	Although compliant, excessive height is predominant for the full length of the property

The magnitude of the building

The sheer bulk of this proposal is more in keeping with other Zonings such as medium density, commercial or light industrial and not the residential amenity of Curl Curl beach, particularly as this prominent corner block has been a part of the local landscape and history for many generations.

The concerns over the height of the building extending for a majority of the block are accentuated at both the front and rear boundaries. The front of the building is extreme due to the unnecessary ceiling heights

proposed on both floors of 2.7 metres. It needs to be recognized that the property has uninterrupted views of the beach and coastline. The rear of the property abutting 2 Gardere Ave has a substantial wall height of 4.9 metres (including roof thickness) which is only 0.9 metres from the boundary. This wall although unsightly from our house, will impact all properties west of the building who currently enjoy beach and ocean views.

Having no setback at one point to the Gardere Ave boundary is also extreme in that it compromises the public's use of the nature strip area. This is an unwelcome precedent representing a 6.7 metre wall encroaching immediately onto the boundary of the road reserve.

Roof top terrace

It appears the intended use of the large roof top slab at the front of the house which is accessible by lift is an entertaining area. For compliance this would require balustrading and potentially other infrastructure associated with shade and entertaining activities. This is also considered a breach of the building height requirement and will present privacy issues.

Obstructing Views

Due to the non-compliance of the front boundary setback and the buildings encroachment of a 7 metre wall within this mandatory setback area our views from 5 Gardere Avenue to the South East are 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 liners at dawn and their departure at dusk which occurs on most days.

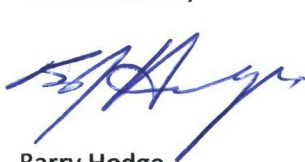
We regard this loss of view to our property similar to other Northern Beaches cases as a "severe loss of a significant view".

Should this or any amendments to the proposed development application be further considered by council, it is imperative that the requirement for erecting the proposed height profiles on the property be imposed. This will provide transparency in the assessment process and allow the impact of this building to be realized.

In summary, recent local building activities, including our property have generally been compliant to the planning controls in consideration of neighbors who all benefit from the beautiful beach front that we experience. The proposed development of 72 Carrington Avenue lacks any consideration of the neighbors and is considered to be "greedy" in its intent.

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



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