
Sent: 30/11/2020 9:13:16 AM
Subject: Submission regarding Development Application No. 2020/1376 at 38 Carrington Parade, Curl Curl
Attachments: DA Submission - 38 Carrington Pde.pdf;

Dear Sir or Madam,

Please find attached a submission prepared on behalf of my client, Jacqueline Kit Sun Yun (c/o Ken Yun) of 41/16 Beach Street, Curl Curl, in relation to Development Application No. 2020/1376 at 38 Carrington Parade, Curl Curl. If you require an inspection of my client's property or any further information, please do not hesitate to contact me.

Kind Regards,
Fran Dargaville
Town Planner

m. 0404 626 165

30 November 2020

The Chief Executive Officer
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Kye Miles

Dear Sir or Madam,

APPLICATION: **DA2020/1376**
PROPERTY: **38 Carrington Parade, Curl Curl**
PROPOSAL: **Alterations and additions to a dwelling house**

On behalf of my client, Jacqueline Kit Sun Yun (c/o Ken Yun) of 41/16 Beach Street, Curl Curl, I would like to offer the following submission to detail my client's concerns with regard to the proposed development at No. 38 Carrington Parade, Curl Curl, and in particular the impact of the proposed development on the visual amenity and views currently enjoyed from my client's property, together with the impact on other apartments within the existing residential flat development at No. 16 Beach Street.

My client's property is located on the southern side of Beach Street, to the south-west of the subject site.

Part D7 of Warringah Development Control Plan requires that the design of any development be considered to minimise the loss of views from neighbouring properties. My client's property enjoys significant water views to the north-east towards Curl Curl Beach (refer to Figures 1 & 2).

The submitted development application does not include an assessment on the impact of the development on views from uphill properties, and it is therefore difficult to ascertain the impact of the development on the views currently enjoyed from my client's private open space area.

Whilst it is noted that the proposed additions comply with the statutory height limit, the proposal will vary Council's wall height and building envelope controls, contained within Part B1 and B3 of Part D7 of Warringah Development Control Plan respectively.

We therefore request that the bulk and scale of the development be reduced to fully comply with Council's controls. In addition, we request that an indicative photomontage or height poles be provided by the applicant to demonstrate the impact on my client's views.

Furthermore, my client has raised concern that the approval of an additional storey may establish a precedent for an increase in bulk and scale for development along the northern side of Beach Street. The reduction of the bulk and scale of the proposed development would assist with mitigating this issue.

Once the amended plans and photomontage or height poles are available, I request on behalf of my client that we be given the opportunity to review the plans and provide a further response.

We remain available to discuss any aspect of our submission and welcome the opportunity to discuss our concerns with Council. I would appreciate your early advice as to how the application is to proceed and we would appreciate the opportunity to further discuss the matter with staff prior to any final determination.

Should you require any further information with regard to the above, or require a site inspection of my client's property, please do not hesitate to contact me on 0404 626 165 or my client Ken Yun on 0433 466 865.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Dargaville'.

FRAN DARGAVILLE
Town Planner
BPlan (Hons) UNSW



Figure 1: View from balcony of my client's property towards subject site and Curl Curl Beach



Figure 2: View from balcony of my client's property towards subject site and Curl Curl Beach