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**Sent:** 26/11/2020 1:27:29 PM  
**Subject:** Online Submission

26/11/2020

DR Michael Rennie  
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Curl Curl NSW 2096  
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**RE: DA2020/1376 - 38 Carrington Parade CURL CURL NSW 2096**

To Whom it May Concern,

I am writing with regard to DA2020/1376 - 38 Carrington Parade, CURL CURL, NSW, 2096

We have no objection to people in the community wanting to make improvements to their homes provided that these modifications are compliant with council regulations.

This proposal suggests that the bulk and scale council regulations have been breached. The heights of the walls from ground level are well beyond the council regulations (B1) and breach the council envelope (B3) as depicted in both the DCP and DA.

The application also clearly states that the proposal includes a number of non-compliances.

It is also standard practice to produce a cross section drawing and this drawing is missing. This is absolutely necessary to show a better presentation of the wall heights.

Kind regards,  
Michael

Objections to bulk and scale:

**B1. Wall Heights Requirements**

Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space). Refer to Architectural Drawings DA-10, Section A, where the 7.2m Max wall height line is illustrated. The proposed dwelling has some minor compliances with wall height. These minor non-compliances do not adversely affect the neighbouring dwellings in terms of view loss or solar access. In Some areas below these proposed addition the slope of the land is greater than 20 degrees.

**B3. Side Boundary Envelope**

Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 5 metres as identified on the map.

Side boundary envelope is shown on the East elevation on DA-07

The proposed house has been carefully designed to be generally compliant with the side boundary envelope. The proposal is fully compliant along the south, north and west boundaries with a very minor non-compliance on the east elevation with regard to side boundary envelope.

The breach to the east elevation is very minor, it has negligible affect to overshadowing of neighbouring properties and is therefore justified as a minor variation.