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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 21/06/2021 12:39:04 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

21/06/2021

MRS Barica Teofilo  
- 26 Ian AVE  
North curl curl NSW 2099  
[REDACTED]

**RE: DA2021/0733 - 10 Molong Street NORTH CURL CURL NSW 2099**

Dear Alex Keller

RE; Lot6 DP 224946 10 Molong Street North Curl Curl

We are side rear neighbours to this property and wish to formally advise of our concerns with the development. The DA shows a sizeable beautiful home being proposed

There are 2 major concerns with this proposed build

1. Size and scale; The DA shows that each level above ground level has a 3metre ceiling height. Whilst this would be nice for the residents it does not consider view loss or indeed view sharing which council strongly enforces. Accordingly these enormous heights being proposed will result in significant view loss from our property of the iconic North Head. Most developments in this area including our own have been considerate of this issue and have been reduced in size and scale to consider view sharing, particularly of such iconic views as North Head. We request that the height be addressed to consider view sharing and at the very least a flat roof with reduced ceiling heights would go a long way to address the issue.

2. Rear Setback; The rear setback proposed breaches council rules of a 6metre setback requirement. The Pool Room is a mere 3.6metre setback which will pose a noise issue to rear neighbors. We would also like the design to be reconsidered re the layout, as the proposed toilet and pool room external doors open directly to the rear neighbors view.

Regards  
Barica & Frank Teofilo