
Sent: 20/11/2020 3:35:39 PM
Subject: DA 2020/1370 No 128 Headland Rd North Curl Curl
Attachments: DA 2020 1370 r.pdf;

Good afternoon

I noticed there was an error on my submission emailed earlier (in para 1(b)). Can you please replace my earlier submission with this corrected version.

Thank you.

Jodie Ansted
0414 683 599

Jodie Ansted
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North Curl Curl NSW 2099
jodie@anstedfamily.com

To: Northern Beaches Council, Development Assessments
PO Box 82 Manly NSW 1655 Australia
by email: council@northernbeaches.nsw.gov.au

19 November 2020

Dear NBC

Submission re. DA 2020/1370 (No 128 Headland Road, North Curl Curl)

Thank you for the opportunity to make a submission on the above DA. The proposed residence looks impressive and elegant. I do, however, have some concerns specific to the impact on my property, its amenity and my family's usage of our home:

1. **Bulk/Height:** With the proposed dwelling being located at the very rear of the block, and with the block sloping up by some vertical 10 metres (from front to back), I feel the building's bulk and height (9m) would appear very imposing from our rear yard and from the rear of our residence. I have concerns over bulk, privacy and to some extent, shading. The proposed wall height exceeds the 7.2m limit per the DCP (B1) by a material amount (ref. West Elevation plan with red line showing 7.2m mark, plan master set). The wall height exemption available in the DCP is conditional on¹:
 - a. the building height being under 8.5m (which it is not), and
 - b. the site slope being greater than 20%, defined in the DCP B1 as 'within the building footprint (measured at the base of the external walls)'. When I measure the scale plans provided using this DCP methodology, this slope seems to be 16%-19% (ref. Section A,B plans, plan master set).

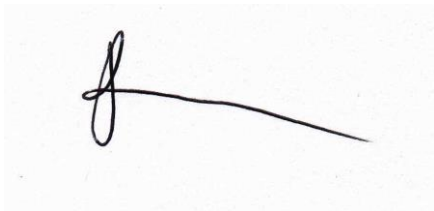
The Winter Shadow diagrams show our property's east side (including bedroom) shaded at 9am (granted it's winter shading), which highlights the bulk/height concerns, given we are two doors away from No 128.

¹ Warringah DCP B1 'Exceptions'

2. **Privacy:** Again, with the proposed residence situated in line with our rear yard, and given the proposed height, we would lose considerable privacy into our rear yard and rear deck area, particularly from the proposed large top floor terrace at No 128, which will significantly overlook us. The entire proposed upper terrace's floor level will be at a height greater than the DCP wall height limit of 7.2m (Warringah DCP B1) as evident on the West Elevation plan with a red line drawn at 7.2m.

I thank you in advance for considering my submission. As noted, the building design overall is very impressive and a lot of design work seems to have gone into it. I trust the council and the owners/architects can accommodate these concerns.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'J' followed by a long horizontal stroke.

Jodie Ansted