
Sent: 30/04/2021 12:33:27 PM
Subject: Submission: DA 2021/0322 12 Howes Crescent Cromer
Attachments: 20210429 submission.pdf;

30 April 2021

Dear Dean

RE: DA2021/0322 Part Lot 121 DP 23762, 12 Howse Crescent Cromer

We have reviewed the development application as per the above reference and make the following submission.

We are supportive of the construction of the 2nd storey development and renovations that are planned, although have some concerns and do object to the proposed rooftop sundeck area over the garage.

The reasons for the concerns are as follows:

- The sundeck terrace doesn't comply, as evidenced in Section 4.5 (Side Boundary Setback) of the applicant's Statement of Environmental Effects whereby it references that the new terrace above the garage will contravene the side setback.
- The terrace will have significant adverse impact on privacy to our home
- Having an outdoor entertaining area in the position may also result in additional noise
- Having a wall / fence so high in that position will be very imposing and have an adverse impact on our home.
- Also in section 4.5 (Side Boundary Envelope) there is a reference to non compliance where it states "predominantly complies", which is an ambiguous statement and we are curious as to whether this has any impact on the sundeck terrace.

We request that Council take into consideration our concerns when making its determination on the development application and are available to discuss on the phone numbers below.

Kind Regards

Matt & Gabrielle Foldes
Owners of 14 Howse Crescent Cromer
0425 221 078 / 0404 007 306