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**Sent:** 9/05/2021 8:57:14 PM  
**Subject:** Online Submission

09/05/2021

MR Michael Rumble  
- 27 Curban ST  
Balgowlah Heights NSW 2093  
mrumble@woolworths.com.au

**RE: DA2021/0381 - 17 Ernest Street BALGOWLAH HEIGHTS NSW 2093**

Dear Sir / Madam,

We have reviewed the application and do not object in principle to the future development of the site, however, we do have some concerns with the height and setback non-compliance which we would like to be clarified. Impact to view and amenity of surrounding properties is not detailed nor fully considered.

The concern is the potential negative impact brought about by the height non-compliance, as detailed below.

Building Height Non Compliance, view loss, visual impact and impact to amenity of surrounding properties:

- We are unable to understand the heights of the proposed development, and how this may impact on No.27 Curban Street and surrounding properties. Additional information is required.

- As the proposed building represents a non-compliance of the height controls we require sufficient comfort that there are nil impacts to the sight lines and amenity from our property, particularly our rear sightlines across the valley. Any negative impact brought about by a non-conformance in height would result in an unreasonable impact, and as such we would expect that Council would consider this adverse impact in their assessment, and promote adherence to the LEP / DCP standards.

- We request that a view loss assessment and visual analysis are undertaken, assisted by height poles and photomontages to clearly set out the bulk and scale of the proposed development, and any impacts to our property, particularly to the rear of our property and any interruptions to the existing valley views.

- In addition, clear disclosure of existing ground levels against any proposed raised ground levels are required. This will help to clarify if there is intent to raise ground levels as other new builds have done around the area. Intent to raise ground levels would impact view, privacy and amenity.

- We would like to understand any landscaping and planting measures, to ensure suitable conditions of any new vegetation does not obscure any existing views.

We look forward to your consideration of the potential impacts as detailed above.

We are open to Council conducting a site visit at our property to assist in the determination of

such impacts should this be desired.

Kind regards,  
Mick Rumble / Anna Taperell