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Sent: 31/05/2022 6:51:31 PM
To: DA Submission Mailbox
Subject: Online Submission

31/05/2022

MR Graeme and Leonie Gallard
8 Bellevue Parade ST
North Curl Curl NSW 2099

RE: DA2022/0653 - 1 Bellevue Parade NORTH CURL CURL NSW 2099

Re DA2022/0653

1 Bellevue Parade North Curl Curl

We would like to make the following submission objecting to the development based on the breach of the allowable building height.

The development is almost 10% above the maximum allowable building height for this site. All other dwellings on the southern side of Bellevue Parade are compliant as noted by the uniform skyline. The justification for the height breach is based on a perceived generous fall in the land and the elevated nature of the existing ground floor which is elevated in part due to the applicants previous development. Rather than seek to get a height exemption the idea of a compliant flat roof was dismissed. Seems a pitched roof & architectural expression trump council regulations & compliance.

The consequences of building above the allowable height are twofold. Firstly they encroach on views of properties on the northside of Bellevue Parade some quite significantly in contrast to what the DA states. Secondly exemptions to council building regulations lead to a precedent being formed which over time dilute the purpose of these regulations.

The DA should not be approved in its present form.