
Sent: 5/02/2021 1:10:29 PM
Subject: Online Submission

05/02/2021

MR Jason Howes
6 Curl Curl PDE
Curl Curl NSW 2096
jasehowes@gmail.com

RE: DA2020/1755 - 3 Curl Curl Parade CURL CURL NSW 2096

Mr Alex Keller Jason & Kartya Howes
Ms Anna Williams 6 Curl Curl Pde
Northern Beaches Council Curl Curl NSW 2096
Via: on-line submission

Dear Sir/Madam

RE: DA2020/1755 - 3 Curl Curl Pde, Curl Curl NSW 2096

We refer to the above Development Application and would like to submit the following for consideration.

1. Overall Height of 8.5m

Please confirm proposed dwelling height is actually within the 8.5m overall height window as required under the LEP.

The elevation diagrams shown in documentation represent that the 8.5m overall height window is satisfied. However, the height of the first floor (containing the Master bedroom) appears in the documentation to be materially higher than the neighbouring property 5 Curl Curl Parade; on a ground profile which does not appear materially different between the properties.

The proposed dwelling will have a material impact on the view from our property.

2. Roofing material

Please ensure minimal reflection from roofing material.

Based on the DA documents published, the roofing material/colour are to be determined in due course by the applicant. As our property looks directly upon the applicants proposed roof, could we ask please that any development approval include as a condition, the requirement to ensure roofing material selection causes minimal reflection of light.

3. Clarification - tree removal

Could we ask please for a revised landscape plan which clearly identifies the trees proposed for removal. The existing published documents clearly identify the proposed planting, however do not clearly identify the trees proposed for removal.

4. Clarification - power pole & wires

Could we ask please for a clear diagrammatic plan identifying any proposed change to the location or height of the power pole servicing the applicant's property; and also to the location or height of the power/other cables strung between the power pole and the applicant's property.

Any change to the pole or cables has the potential to materially impact the view from our property.

Please do not hesitate to contact us with any queries.

Regards

Jason & Kartya Howes