
Sent: 21/09/2022 10:58:41 AM

Subject: Proposed Development - Lot 33 DP 10571 1 Bellevue Parade, North Curl Curl

Development Application DA2022/0653
1 Bellevue Parade, North Curl Curl

Objection letter relating to the above Development Application.

1. Height between floors is 700mm (U/S ceiling level to first floor level). This is excessive and unnecessary, normally only a 400mm gap is required. With the common use of LVLs (plywood beams) in building today, greater loads can be carried with smaller sized beams, reducing the height between floors.
2. Ceiling height on the plan is 2600mm. This is over the standard height of 2400mm. All of these over standard measurements extends the overall height unnecessarily.
3. The height of the pitched roof is still excessive, a flat roof would be more preferred by the neighbourhood. A flat roof currently exists on the previous extension that covers half the house, so they already accepted a flat roof in their fairly recent development. They have dropped the height of the pitched roof to now be just on the absolute maximum height requirement of 8.5m.
4. The new extension should be set back from the front of the house, to be consistent with all the other 2 storey extensions, existing on both sides of Bellevue Parade.
5. Loss of beach and ocean views. They have stretched and pushed up the height of the new extension to enable them to gain ocean and district views, thus taking this away from us.

It looks like they are building an excessively high 3 storey house to gain ocean and district views that the low side of the street do not have. Such an excessive extension will result in a detrimental impact on our property, taking away our beach, ocean, North Head and Shelley Beach views, permanently.

Brian and Tricia Machon