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19-11

26<sup>th</sup> October, 2020

Chief Executive Officer  
Central Coast Council  
PO Box 21  
GOSFORD NSW 2250

*Attention: Mr Robert Eyre – Senior Development Planner*

Dear Robert,

**SUBMISSION TO S.4.55 APPLICATION – DA No. 49519/2016/PART 4  
No. 15 KURRAWYBA AVENUE, TERRIGAL**

This submission has been prepared by Tim Shelley Planning on behalf of the owners of [REDACTED]

The property owned by [REDACTED] is located [REDACTED]

[REDACTED] understand that the height under the modified application has stayed essentially the same as the most recently approved modification to the consent in May 2020 and concede that this is not an issue relevant to the current amendment, they would nonetheless like their strongest objection to the excessive height of the development again acknowledged. [REDACTED]

With respect to the modification now at hand (Part 4), Council is urged to ensure at the very least that the impact of the amended design is less than that the current approval. To this end, the following requests are made:

1. [REDACTED]

- This can be done via a request for the applicant to provide amended landscaping plans or via a condition of consent.

2. That a condition be added requiring verification of the height/RL upon completion of each storey of the building by a registered surveyor to ensure it corresponds to/complies with the exact heights nominated on the approved plans. This is common practice on large buildings such as this one and particularly in locations such as this where there is significant potential for adverse impacts on surrounding residential properties. From our discussions, it is understood this view is agreed with and Council is happy to add this condition at this stage in order to provide my clients and other nearby neighbours surety that the building will be no higher than the levels approved, either by error or by stealth.
- An example of such a condition is as follows:

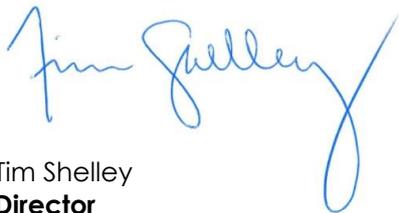
*A survey report prepared by a registered surveyor is to be submitted to Council at the completion of each of the following stages:*

- i. The establishment of each floor level prior to pouring of concrete;*
- ii. The roof framing; and*
- iii. The completion of works.*

*All levels are to relate to the reduced levels as noted on the approved architectural plans. Should any discrepancy be identified between the approved levels and the certified/actual levels, no further work is to take place until the levels are rectified/corrected to Council's satisfaction. A final survey report is to be submitted to Council upon completion of the top level of the building verifying the finished height of the building as that shown on the approved plans prior to the issue of the Occupation Certificate.*

I trust you understand and empathise with my client's concerns and will ensure these issues are addressed to ensure no further impact will result on the amenity, enjoyment or value of their property.

Yours faithfully,



Tim Shelley  
**Director**  
**TIM SHELLEY PLANNING**

