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**Sent:** 30/01/2021 10:48:20 PM  
**Subject:** Online Submission

30/01/2021

MR Nicholas Andrews  
- 1 Curl Curl PDE  
Curl Curl NSW 2096  
nickpandrews@outlook.com

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

Dear Sir/Madam

We would like to bring your attention to our concerns regarding DA2020/1755, 3 Curl Curl Parade.

We have raised these with Jess and Mike Nikotin previously, and offered for them to come to our house to see for themselves the issues we face. The offer still stands. We are supportive of their desire to re-develop however, we have two significant concerns with their design.

1. The proximity, height and window placement of the proposed master bedroom.

For context, our house was designed and built at a time where the complete visual space between our houses was occupied by a very large tree in the garden of 19 Farnell street. This provided privacy for all bedrooms exposed to the North side of our house. When Mike Nikotin told us about his plan to remove the tree (which the council subsequently approved) we did not object as there was no onlooking building into our Master bedroom even though it exposed us considerably.

The proposed design of 3 Curl Curl would impact the privacy and block the perspective into and from the floor to ceiling windows in our master bedroom window and into and from the window of our youngest daughter's bedroom window.

Their proposed three storey build would be just 4 meters away from the lower floor bedroom window in our house, and just slightly more to the floor to ceiling windows of our upper bedroom.

The building design highlights a proposal to excavate ground very close the walls/substructures of our home.

DA 4000 places our windows in the wrong positions. The windows are not aligned as shown. In fact the window of our daughter's bedroom (the lower floor) and our master bedroom and are much closer to the proposed new building. They are actually at 3.5m and 4.6 respectively from the corner of our house, rather than the 5.5m implied in the drawings. This error minimises the foreshadowed impact of the new building on our house, privacy and quality of life.

Furthermore, the angle shown in perspective shown in DA 5000, with the windows in the wrong place suggests there will be minimal impact. The reality is quite different.

The impact on us:

Privacy - The proposed position of the windows on the build will be able to look into both of our bedrooms, significantly impacting our personal privacy in these spaces.

Blocking - The result of the height and close proximity of both the design and positioning of the house on the block is that our outlook will become towering walls from a very close distance (between 4-5ms).

We would welcome an assessment from inside our house where you will get a proper appreciation of the impact.

2. The proposal to build an additional car space, changing the garage from a single to a double car building.

This substantial increase in the building's street facing width, and extra car on site would inhibit the access and usage of the shared access driveway for four houses - 1, 3 and 5a & 5b Curl Curl Parade.

This area is a narrow, single driveway and small turning area which provides the only access to the garages of those four properties. It also provides invaluable off-street parking (particularly as the street parking is overloaded, particularly at the weekends).

As it stands each of those homes can only access their garages if the cars of each neighbour are limited to one and parked at a specific angles to allow the other access to their spot. The shared driveway is regularly filled with at least two cars, household bins and a motor bike.

By adding the extra side by side car space, none of the neighbours will be able to any longer park or wash their cars as they have been accustomed to outside their own garages. It also means that if our neighbours at no. 5 or us at no. 1 park our cars outside our garages Mike and Jess would be unable to access or exit their cars from their garage.

It is simply too small an access point and turning circle which requires a significant amount of neighbourly cooperation as it is. Without redevelopment of this area an additional parking spot will cause problems for everyone.

Furthermore, the design and placement of the enlarged garage has shifted the main gateway to their house right up against our property. The 1,2m gate width is very narrow and easily blocked because it is both their access and ours. This corner is where we have stored our bins adjacent to our garage for years. There is nowhere else to put them without blocking the access to either our garage or the site of their proposed new narrow gateway.

Last but not least, the street facing corner between number 1 and number 3 Curl Curl parade is the only main green space in amongst the huddle houses 1, 3, 5a/b. The position of the new entrance gate and footpath would require the removal of these trees which are important giving the site and street aesthetic appeal.

We have asked Mike and Jess to consider either sticking to the existing single garage, or incorporate a dual garage in a tandem layout into their design.

We hope you will consider and support our concerns regarding parking access, and the privacy and proximity, which will be lost if this design is approved. All these issues could be easily addressed with a reworking of the design to make it less crowding to the street, and onto our house, on what is a very long block to work with.

Thank you and Regards

