
Sent: 25/02/2019 10:55:38 PM
Subject: Fwd: DA2019/0078 objection

>>> Dear Clair Ryan,

>>>

>>> I just noticed the DA2019/0078 of 17 Playfair rd Nth Curl Curl has a proposal to subdivide the block that is 917sqm.

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>>> It is my understanding that before a subdivision can be assessed the land size must be 1200sqm?

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>>> My concern with this development is that the subdivision lot size is not in keeping with the current LEP requirements nor the lot sizes within this area.

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>>> The application does not name any properties within North Curl Curl showing precedents for approval of small lot sizes.

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>>> The application names all suburbs surrounding North Curl Curl.

>>> The below properties are stated below in the application;

>>> " There is a strong and established precedent for smaller and narrow allotments within close proximity to the site including the recently approved subdivision at No. 78 Carrington Parade, Curl Curl. Other smaller and narrow allotments within the same Lot size zoning include:

>>> - 2, 4, 6, 8 Farnell Street Curl Curl

>>> - 21 & 21A Foam St, Freshwater

>>> - 18 & 20 (or 18A) Eric St, Freshwater

>>> - 5 & 5A Wyuna Ave, Freshwater

>>> - 23 & 25 Wyuna Ave, Freshwater

>>> - 65 & 65A Wyuna Ave Freshwater now 355 sqm each

>>> - 49 & 49A Wyuna Ave Freshwater

>>> - 103A & 103B Oliver St, Freshwater"

>>>

>>> Non of these named suburbs are in the applicants suburb of Nth Curl Curl.

>>>

>>> There is real concern that this development proposes to build over an easement for water run off and sewerage.

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>>> All properties on the Eastern side of Playfair rd have a covenant that prevents building over a water course/sewer lines. This covenant is there to protect the houses in the street from flooding.

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>>> I know from experience that when it rains there is a lot of water that runs down this channel. Hence why there is a covenant to prevent building on this water course.

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>>> If this development were to be approved there is real risk to other homes in the street being affected by flooding.

>>>

>>> Yours sincerely

Monique Licardy

>>> Sent from my iPad

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