
Sent: 11/12/2019 12:21:32 PM
Subject: submission D2019/1238
Attachments: 26 Seaview.pdf;

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Begin forwarded message:

From: Gabriela Elias <gabieli888@outlook.com>
Date: 10 December 2019 at 17:10:38 AEDT
To: "gabi@elias.com.au" <gabi@elias.com.au>
Subject: submission

Gabriela Elias – 19 Seaview Avenue, Curl Curl NSW 2096

Submission to Proposed Development

Re: DA 2019/1238 - 26 Seaview Avenue, Curl Curl NSW 2096

Alterations and additions to existing dwelling house and pool

I make this submission in regards to the above development proposal lodged at Northern Beaches Council.

Firstly, I wish to express my dissatisfaction for my property not having been included in the original notifications. I was only informed by a concerned neighbour, who knew my property would be affected.

The 'Report – View Loss' states: *'Access to adjoining properties was not possible to establish which rooms views are obtained'*.

Fact is, that access was never sought. Had anyone come to the front door, they would have clearly seen that the view of North Curl Curl Beach would be greatly affected by the proposed development, without even entering the house.



This is the view from outside the front door of 19 Seaview Avenue

Had 19 Seaview Avenue been included in the image below, it would've been obvious that the property should be included in the *View Loss Analysis*.



Further to the Report View Loss

From the lounge and sunroom, we currently have a pleasant view towards North Curl Curl beach, rockpool, surf break and headland. Watching people enjoying outdoor activities at North Curl Curl is priceless to us. We fear and assume that the bulk of the extension in the development will take this away.



This is the view from the sunroom at 19 Seaview Avenue

Suggestion: Using height poles and joining tapes to demonstrate the height and bulk of the alternations.

Building Setback

Most residences on the eastern side have a setback of approximately 18 metres. The proposed setback of No 26 is approx 7.5 metres, 10 metres closer to the road.

The bulk of this extension and the minimal setback, combined with the proposed height is likely to take our view.

It also poses a concern to road and pedestrian safety. Pedestrians, including school children and parents with prams currently have to walk on the road. Allowing such small setbacks will eliminate the possibility of a future footpath completely.

The extraordinary size and scale of this proposed development will no doubt also adversely affect the streetscape and change the character of the neighbourhood.

G. Elias

Curl Curl 10. Dec 2019