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RE: DA2020/0018 - 8 Holloway Place CURL CURL NSW 2096

To whom it may concern,

Objection against proposed DA Application Number DA2020/0018, 8 Holloway place, Curl Curl, NSW

Whilst we have no objection to the broader elements of the proposed development, we raise concern specifically in relation to two (2) components:

1. The proposed first floor "home office" to be installed over the existing garage/proposed carport
2. Proposed balcony to the upper level of the house that the proposed master bedroom will open onto

Both of these proposed developments will have a material impact on the amenity and enjoyment of our residence. Our objections are based on the following:

- Access to Sunlight - we are already significantly impacted by the shadowing of the tall, mature trees along our neighbours boundary fence directly to our North. By adding the proposed home office on top of the car port as per the proposed plans for DA2020/0018, the only sunlight that we currently get on our yard and pool area is between 9am and 12pm will be blocked off - in particular in winter months when the sun is low on the northern side. The shadow diagram submitted with the DA shows this significant overshadowing created by the structure. The development will effectively eliminate all access to all natural light - particularly in the winter months.
- Side Boundary Setbacks - There seem to be inconsistencies in the various diagrams as to where the set backs actually lie. I.e. on drawing number DA09, the existing carport structure appears to have been built over the DCP side setback however on DA12 the ground floor car port building (existing structure) appears to be within the Side setback. In addition the drawings depicts a starting point scale at 6m the height at which the "side boundary envelope" starts above ground level, our understanding from the DCP is that this should be 5m. The drawing making the development appear "more compliant".

Irrespective of this inconsistency in the drawings, we are opposed to the existing carport structure being increased in height as it will become visually dominant from our and our neighbours rear yards and living spaces and will directly impact the amenity and solar access of our currently private yards.

- **Rear Boundary Setback** - Whilst it is acknowledged that these provisions do not appear to apply to our common boundary, the setbacks of the upper level directly oppose/contradict the objectives of these provisions which are to create a sense of openness in rear yards & maintain a visual continuity and pattern of buildings, rear gardens and landscape elements.

In our neighbourhood we currently enjoy a sense of openness and visual continuity in the backyards however the proposed 2 storey car port/home office will create a visually dominant structure in a central congregation point of a number of rear yards in the neighbourhood. Our neighbourhood is characterised by 1 & 2 storey dwellings located at the road frontage/access points to their allotment allowing a congregation of continuous large backyard spaces that create open, light filled and enjoyable private outdoor spaces for all properties. This uncharacteristic 2 storey structure will be located central to ours and our neighbours rear yards (on the back boundary) and will dominate views from all yards, break the continuity of the open space and materially restrict the light/solar access enjoyed by all.

- **Bulk and Scale of Proposed Home Office** - The large blank walled structure close to the rear boundary of our property and our neighbours immediately adjacent to us, will be an eye-sore with no architectural appeal and is not in line with any other built form in our neighbourhood. It appears that the designer acknowledges the impact of this big blank wall structure by their attempt to soften it with a proposed "green wall". However, the reality is that the upper section of the wall (the proposed addition) has no connection to the soil and the longevity of the greening elements is highly questionable. Maintenance and upkeep of the green wall is also likely to be a challenge due to the limited access to these proposed plants and lack of visibility of the plants from the main house. The vegetation is proposed to be hard up against the southern façade in permanent deep shade further reducing the likely longevity of the "green wall".
- **Overlooking of Proposed Home Office West Elevation Window** - The window of the proposed home office on the western side of the building allows potential overlooking into our (and our neighbours) rear yards. Directly overlooking our living area.
- **Overlooking of Proposed Master Bedroom Balcony** - We are concerned that the proposed balcony off the master bedroom will overlook our currently private back deck and swimming pool area and request that appropriate privacy screens be installed to the Southern and western sides of the balcony so as to block out any potential overlooking, particularly if the proposed "home office" is removed from the development.

Furthermore we understand that the car port/home office development is immediately adjacent to the an existing stormwater easement. The Neighbours who share this easement have had ongoing issues with stormwater drainage (and sewerage) from these low lying areas and we have concerns that the proposed development may negatively impact the stormwater drainage for all properties which access this storm water asset.

It is difficult to ascertain from plans as to where the existing carport structure lies in relation to the storm water assets and whether the construction is outside of the zone of influence of these storm water pipes. Concerns are raised regarding the ability of the existing structure to support the additional storey and not compromise the integrity of the drainage line.

Please feel free to call and discuss.