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Sent: 26/05/2025 2:28:43 PM
To: DA Submission Mailbox
Subject: Online Submission

26/05/2025

MR simon priest
53 - 53 ST
Curl Curl NSW 2096
[REDACTED]

RE: DA2025/0441 - 54 Gardere Avenue CURL CURL NSW 2096

Dear Sir/Madam,

Thankyou for the opportunity to comment on the recent Development Application for 54 Gardere Avenue, Curl Curl NSW 2096.

I would like to raise several points with respect to the DA.

1. Size, height and scale of the proposed development is too big. The block is approx 450 odd square metres. Two units of 3/4 bedrooms each, 3 levels with associated basement and adjoining pools is too big for the size of the block and locality. The land usage ratio needs to be reviewed by council in detail.
2. Basement carpark/gym. Given there are 3-4 bedrooms per unit, this has the potential for increasing the amount of cars and hence the amount of carparking required. Two parents and 3 teenagers potentially per unit would potentially lead to another 10 cars requiring parking. The basement does not allow for this many cars as the plans indicate. The impact on street parking availability will be significant.
3. Privacy/aspect. Given we are located immediately North and downgradient to the proposed development, the windows and aspect across Gardere Ave will potentially look straight into our back yard and bedrooms. Limited privacy screening is apparent on the site plans.
4. Stormwater and groundwater. Again as we are immediately down gradient from the site, excavation/construction into the sandstone bedrock has the potential for increasing the stormwater runoff into the street gutters and stormwater system as no infiltration into the ground would occur and the potential for alteration of the existing groundwater and stormwater flow patterns potentially impacted all properties down gradient. To my knowledge, basements are not routinely approved in part due to this risk. The site is very slightly sloped to the North. Certainly not enough to warrant the excavation of a basement as opposed to supra/equi-ground level garage as currently/recently constructed on the site.
5. Basement carpark exit/entrance. The proposed exit/entrance is directly opposite our own driveway exit/entrance. The street is already generally full with onstreet carpark to the point often we have to park in my driveway until a vacant park is available. What this means is that reversing in or out of our driveway is already restricted either side and opposite when cars are present. The angles on the narrow road are already not favourable. The exit and entrance is

poorly placed and will impact the use of our driveway.

Happy to discuss with your planner at any time.

Yours Sincerely,

Simon and Christy Priest