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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 28/05/2025 3:31:49 PM  
**To:** DA Submission Mailbox  
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28/05/2025

MR Simon Fraser  
55 - 55 Gardere AVE  
Curl Curl NSW 2096  
[REDACTED]

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

We are concerned that the proposal is for dual occupancy and the buildings are too large. There is already considerable pressure on parking spaces on the street and in the proposal there are only 3 car spaces in the two garages, yet each dwelling is of 4 large bedrooms ie expectancy for 2-4 vehicles per dwelling. Also, the site area is dominated by the 2 storey dwellings and the setbacks do not seem adequate, especially the rear which I believe should be minimum of 6m, not 0.9m. The shadow diagrams do not seem correct especially the 9am one. Lastly the existing gardens include lovely natives but the proposal lacks detail and shows a single palm.