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To: DA Submission Mailbox
Subject: Online Submission

04/02/2022

MRS Lana Debnam
6 Parr AVE
North curl curl NSW 2099
[REDACTED]

RE: DA2021/2613 - 129 Headland Road NORTH CURL CURL NSW 2099

I would like you to consider, given the impact of this dwelling that exceeds your guidelines for both front and setbacks to be rejected in its current form. The rear setback in particular is of significant concern to us, being the neighbour's directly behind the proposed development, and from what i can see we will be the most adversely affected. The master bedroom is closer to the rear boundary than 6 metres, and is going to look directly into our backyard and rear room of the house. It does not appear that there is any consideration within the design for what will undoubtedly be a significant loss of privacy. The section shown on the plans submitted is very conveniently located to understate just how far the building projects into the 6m setback area. I see no reason for the need to encroach on the boundary other than the desire to have what will be a massive house, i am sure this could be achieved by clever design consideration without overstepping the council boundaries. Furthermore i see no reason other than architectural whim to have a solar shade around this window, it faces due south, this encroaches an additional 5-600mm further into the rear setback zone. I understand that generally the building sits within the 8.5m height plane, but it does so at the full 8.5m at the rear alignment. This will create a structure that looms over our property, so the idea that it comes any closer than what is usually allowed seems to me somewhat inconsiderate of those around, and of the general amenity that we strive for as the area becomes further developed. I am sure this is why you have these development controls in place, to avoid just such an outcome. I would also like to question what privacy measures generally will minimise the loss of privacy that appears to be likely to occur, there does not seem to be any noted on the plans. The pool will look directly into the entire rear area of our property, i also expect this will generate considerable noise whilst being enjoyed. Whilst understanding the realities of development and the changing nature of the suburb, i would hope the design could be amended to have more consideration for those around this property,

Yours Faithfully,

Lana Debnam and Kevin Salway