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**Sent:** 12/02/2020 11:09:10 PM

**Subject:** Submission for DA2020/0018 Lot 7 DP242144, 8 Holloway Place, Curl Curl

**Attachments:** Submission regarding DA2020\_0018.docx;

Please find attached submission letter on behalf of the owners of 25 Bennett Street, Curl Curl.

Reply to: [casaprlg@optusnet.com.au](mailto:casaprlg@optusnet.com.au)

TO WHOM IT MAY CONCERN

OBJECTION AGAINST PROPOSED DA APPLICATION NO. DA2020/0018

Lodged on behalf of Owners of 25 Bennett St, Curl Curl NSW 2096

We are raising concerns in relation to 2 (two) components of above DA:

- 1) The proposed first floor: "home office" to be built over the existing garage/proposed carport.
- 2) Proposed balcony and master bedroom on the upper level of the house.

Both of these proposed developments will impact on the value of our property and enjoyment of our residence.

This DA is not considerate of the neighbouring properties because:

- 1) We are concerned that the size and effect of this development reduces the appeal and the future resell value of our family home.  
The building bulk is immediately confronting and does not blend with surrounding property forms. We lose the view of the park and the feeling of space generated from looking over the park to North Curl Curl. The high visibility of the office above the garage and master bedroom is not appropriate, since it has a detrimental effect on our property vista. The existing house is already very large, visible and the existing garage already crowds the view from our garden. It is already an "eye sore". While it is acknowledged that a big blank wall structure could be softened by a "green wall" it is by no means appealing nor would it blend in.



*Figure 1: indicative loss of view and crowding of outlook from top floor*



*Figure 2: loss of view and perspective to North Curl Curl*

- 2) The office extension would further remove light from our backyard, which is already shading a significant corner of our garden (see Fig 1). The winter shading demonstrates significant shading across the lower portion of our backyard the entire day, where we have grown vegetables

for a number of years. This shading will affect our capacity to grow vegetables. The lower end of the garden has poor drainage and the excessive shading on the grass will result in mud patches.

- 3) The carport/home office is immediately adjacent to an existing stormwater easement. We had issues with stormwater drainage in the past and our neighbour no. 23 not long ago experienced stormwater drainage issues from these low-lying areas. We are concerned with how the development would negatively impair the storm water which is shared between a few neighbours. Our concerns are raised regarding the ability of the existing structure to support the additional storey and not compromise the integrity of the drainage line.

Yours Sincerely,

I & G Prelog

25 Bennett Street

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