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26/05/2025

MR Peter Harding
- 59 Gardere Ave AVE
Curl Curl NSW 2096
[REDACTED]

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

Reasons for opposition to the DA at 54 Gardere Ave Curl Curl.

1. Development is too large and not in keeping with the character of neighbourhood, which is mainly single dwelling 1 to 2 storey homes.

The visual bulk of this development changes the appearance and livability of Gardere and Cooksey Ave.

2. Proposal does not appear to meet LEP laws for strata subdivision.

Although dual occupancy on a 460sqm block may be acceptable if it meets planning laws, the strata subdivision proposed does not. Minimum lot size for strata subdivision appears to be 400sqm each. The proposed lots are only 200sqm and just over 260sqm.

The location does not fall into the new LMR low to mid rise development laws "within 800m of designated town centres."

3. This proposed development is high density housing, 3 levels consisting of basement, ground floor and first floor, with 4 bedrooms and 2 bathrooms per dwelling, consistent with a townhouse or duplex.

The subdivided lot sizes would be too small to support housing of this size, without impacting the local amenities and visual amenity of the area.

4. Set back requirements seem to be exceeded.

5. Overshadowing of adjoining properties, particularly the neighbouring rental property on the southern boundary losing most of their north sun.

6. Adverse environmental impact of a large scale development.

The noise and dust and air quality will be horrendous and judging from a smaller development at 57 Gardere Ave which has been ongoing for over 13 months, a continual flow of trucks, noise and dust in the street.

7. This overdevelopment creates further loss of habitat for native animals.

Ring tail possums were frequently seen on our property several years ago, prior to the ongoing overdevelopment of blocks such as 57 Gardere Ave.

8. Major parking and traffic concerns. Gardere Ave cul de sac is already overcongested with traffic and parking issues. This end of Gardere Ave is used for parking for school parents dropping off and picking up primary school children at Harbord Primary and some residents on Curl Curl Pde use the cul de sac for their permanent parking, due to the steep access to their property from their street.

9. The ongoing trucks and work vehicles, including permanently parked trailers for the building works at 57 Gardere Ave is dangerous and a nightmare for residents. A car accident has already occurred, with a skip bin obscuring vision caused a serious car collision.

The proposal for 54 Gardere Ave is even larger than the ongoing work at 57 Gardere Ave.

