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02/08/2024

MR Stephen SIMPSON
17 / 17 - 17 Curl Curl PDE
Curl Curl NSW 2096

RE: DA2024/0841 - 19 Curl Curl Parade CURL CURL NSW 2096

My wife Helen and I are owners of 17 Curl Curl Pde; the property most affected by this DA. The DA proposes a dwelling that is between half and one floor above our split level two storey dwelling and extends some 4 metres north of our footprint. It therefore has a substantially negative impact on our sunlight; on shading of our dwelling, and a loss of privacy and views. We request that proposed ground floor be moved closer to the street and dropped in height, and that the courtyard be removed from the plans. This would result in the lower ground floor then abutting the ground floor and having the same lower roof line. The overall impact of these two requests would be minimal on the amenity of the development. Importantly, the request if implemented, would move the northern footprint back into the de facto footprint line that currently exists with neighbouring properties. This has allowed neighbours to share existing views and sunlight. Significantly for our property, it would lessen the negative impact of loss of sunlight, shading, and views. The required 0.9m setback on both sides has been ignored in the plan which impacts on our privacy, particularly as two very close balconies will overlook our dwelling, and there appears to be no frosted glass or rear balcony privacy screens in the plans. The objective of this submission is not to thwart this development but to seek a fair sharing of sunlight, privacy and views.