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RE: DA2019/0292 - 166 Pitt Road NORTH CURL CURL NSW 2099

Thank you for providing us with a notice of application for 166 Pitt Road. We have reviewed the online materials and would like to take the opportunity to outline our thoughts.

The proposed structure seems quite out of step with the character of Delaigh Ave. We appreciate that the address of the house is Pitt Road but its longer border and its driveway is on Delaigh Ave and thus should be regarded as part of our street. All the other houses on Delaigh Ave are set well back from the street and this structure would be starting very close to the fence line, which will be particularly noticeable given the imposing 2 storey height.

My primary concern however is the privacy implications for us. When I read section D8 around designing the building layout to optimise privacy for neighbours, I think there are some changes to the design that could make a huge difference for us. The current design will have a huge impact on our ability to enjoy sitting in our living room or on our front deck and generally impact our enjoyment of spending time in our front garden as the aspect of the proposed building and its outdoor living space will directly overlook the front of our house including our living room, outdoor living space and our daughter's bedroom. It seems incredibly close to the boundary line and will be the only thing we can see when looking South.

All other comparable secondary dwellings in our area are single story and designed not to impose over their neighbours and that would be our strong preference for this development as well.

If you look at the development on 164 or 162 Pitt Rd, you will note that the secondary dwelling does not exceed the fence height and is therefore much more in fixing with the natural values of the area.

I also noted in the privacy section that the expectation is that the windows of the new dwelling won't be within 9 metres directly looking into a neighbours house - and given that our bedroom and living room windows are 3 and 4 meters respectively from the boundary line, it seems like this may not be the case, at least for the downstairs windows? And whilst I would be comfortable compromising on this as looking up from the proposed garage towards our bedroom isn't a big concern, my real issue is the privacy issues resulting from the proposed outdoor living area with 4 sliding doors positioned less than 2.5m from our boundary line as any noise, smells or activities will feel like they are right on top of us - we wouldn't be able to have a separate conversation on our deck and vice versa.

Overall, the structure is far bigger than the current house when you include the (3 or 4 car?) space currently allocated to the garage. I understand from discussing with the owner that they are trying to design dual structures so that their two adult sons can each have their own house

on the block, and am happy to work with them to help achieve that result, but I strongly believe the model at 164 Pitt Rd is much more in keeping with the spirit of this section of the development controls and strongly preferable for everyone in the neighbourhood.

My wife and I would be happy to sit down to work through and come up with something that is a win-win for everyone. Please let us know what the best approach so that we can work together on a more reasonable outcome.