
Sent: 21/05/2024 9:56:44 PM

Subject: Re: Objection to 142-146 Pitt rd North Curl Curl DA2024/0374 attention Claire Ryan

DA2024/0374

Dear Claire Ryan,

I live in the apartments at the corner of Pitt and Playfair Road, and I have several concerns regarding the proposed development, DA2024/0374.

1. **Restricted Access for 22 Cars**:

The existing driveway is too narrow to accommodate 22 cars entering and exiting the proposed parking spaces. This driveway is already shared by three other apartments, only allowing for one-way traffic, which creates blind spots for adjoining neighbors. The narrow access has already caused damage to the fence of the adjoining house. Increased traffic from the development would exacerbate congestion on Playfair Road.

2. **Lack of Street Parking on Playfair Road**:

The addition of six granny flats on this street has already made off-street parking extremely difficult, particularly during weekends when sporting events take place. The infrastructure cannot support the additional 11 apartments in this development.

3. **Building Height Exceeds Maximum Limit**:

The proposed three-story building exceeds the Local Environmental Plan (LEP) limit of two stories or a maximum height of 8.5 meters. This development surpasses the height limit by 3.5 meters, creating shadows and an overwhelming bulk.

4. **Reduction in Shops from Nine to Five**:

The development plans to reduce the number of shops from nine to five, significantly limiting the variety of services available to the community. The current shops provide essential services such as a hairdresser, newsagency, butcher, café, restaurant, and a fish and chip shop. The recent closure of the bakery due to increased rents is indicative of potential negative impacts from the new development.

5. **Insufficient Rear Setback**:

A rear setback of only 3 meters does not provide adequate privacy for neighboring properties. The bulk and scale of the development would also result in significant shading issues.

6. **Inadequate Visitor Parking**:

The provision of only two visitor parking spaces for 11 apartments is insufficient. This will likely lead to increased pressure on the already limited parking on Playfair Road and the parking spaces in front of the shops.

7. **Impact on Natural Watercourse**:

There is a mapped watercourse running behind the shops, which is prone to flooding. The bulk of the proposed development could impact homes upstream, potentially exacerbating flood risks. Please advise how these concerns will be addressed when considering this development.

Yours sincerely

Mishelle Daniels