
Sent: 19/02/2019 10:43:24 PM
Subject: Online Submission

19/02/2019

MR Len Gruca
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RE: DA2019/0076 - 1 Pitt Road NORTH CURL CURL NSW 2099

Len & Margie Gruca
38 Robertson Road
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19th February 2019

Re: Second DA FEB 2019/0076

Design issues relating to the Warringah Development Control Plan 2011 Low Density Residential Supplementary to the Warringah Local Environment Plan 2011

With all due respect I can only once again strongly oppose the "revised" building plans currently lodged with Northern Beaches Council regarding the property redevelopment of land at 1 Pitt Road, North Curl Curl. Little has been done to have the application comply with the Council requirements of the Building Form D9 control of minimizing building bulk and impact on adjoining properties. Reducing the ceiling height by 100mm of each of the three stories still leaves the building exceeding the maximum wall height by over 700mm. With the "new" DA there is still no attempt to step back the building for each additional level on the downward slope, nor is there a progressive setback on the East side of the building. In fact the greater excavation at the rear of the house has greatly increased the apparent height of the building as seen from the rear. Removing the uppermost glazed extension section and the large steel sections over the rear deck would more naturally step the building down the slope. The proposed height and sheer bulk of the building, which exceed permitted building Controls, means the building will dominate the immediate area, and would set a precedent for other developers to build outside the required building codes.

Privacy and shadowing of adjacent properties are also of concern with the current bulk and height of the proposed building.

The second DA FEB 2019/0076 has not in any way addressed the requirements to minimise building bulk and excess height to comply with the building controls D9 as listed in our response to their first submission DA2019/1711. There is also the problem of shadowing and privacy of adjacent properties that still hasn't been addressed.

The council should reject this "new" application as it still does not comply with Council's requirements.
Len & Margie Gruca
38 Robertson Road
North Curl Curl