
From: alltax@bigpond.net.au
Sent: 21/05/2024 12:03:59 PM
To: Council Northernbeaches Mailbox
Subject: Submission DA2024/0374
Attachments: Submission for DA2024 0374.pdf;

Dear Council,
Please disregard our online submission, as we're unable to attach photos.
Please post the attached one for us.

Kind regards,
Sally Li – 19 Playfair Rd, North Curl Curl.



Dear Claire Ryan,

We are the owners of 19 Playfair Road, an adjacent property of 142-146 Pitt Road. We are writing to express our objections to DA2024/0374. We have identified several key concerns that we believe warrant attention and reconsideration.

Traffic and parking issues

The width and location of the existing access on Playfair Road are inadequate for 22 resident and visitor parking spaces. The narrowest width at the boundary is 2.66m (The photo enclosed) which in the past has resulted in many scratches to cars, our fence, and the wall on the opposing side. The vehicle access ramp is only a few meters from the bus stop/ intersection of Playfair/Pitt Road and Curl Curl North Public School. The street is already heavily congested with traffic and cars, and the addition of further development would only exacerbate this issue. Moreover, locating the access basement parking next to our bedroom raises concerns about noise levels due to the constant traffic entering and leaving the building, day and night, which will impact our quality of life.

Loss of Privacy

The height and proximity of the new building to our boundary would potentially overlook our property and greatly diminish our sense of privacy and security.

Flood Risk

The proposed development is set at the bottom of Playfair Road, where overland flow passes into the stormwater pipe. In March 2022, this area was flooded. The stormwater caused a 1.5 cubic meter sinkhole at the boundary of our house to 142 Pitt Road. ((The photo enclosed) The proposed development raises the existing elevation, and our house will become the basin of Playfair Road without a side stormwater system to pass the overland flow. We are deeply concerned about the potential flood risk associated with the proposed development, and we seek reassurance that adequate measures will be taken to mitigate any risks to our property and surrounding areas.

Location of Grease Arrestor

We noticed the Grease Arrestor is situated right next to our property. Is it within waste management regulations to have it located so close to a residential property? How will the smell and noise be controlled when pumping out the arrestor?

Property Values:

We fear the development could negatively impact property values in the area due to perceived drawbacks such as increased congestion, noise, and loss of privacy. In addition, consulting with real estate agents, they have predicted that this will result in a \$200k loss in value for our property.

Thank you for considering our objections.



