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**Sent:** 20/02/2019 3:57:06 PM  
**Subject:** Online Submission

20/02/2019

MS Christine Graham  
4 Pitt RD  
North Curl Curl NSW 2099  
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**RE: DA2019/0076 - 1 Pitt Road NORTH CURL CURL NSW 2099**

Re DA0076/2019

We accept that the views we have enjoyed for many years will be compromised by new developments, but the bulk of the proposed building is excessive and encroaches beyond the building envelope impacting the amenity of all the surrounding properties. The development is not in keeping with other residences and, if approved, this will set an undesirable precedent for the future of this area.

The maximum wall height is exceeded, there is insufficient stepping in of the second level and the set back at the front of the property does not appear to meet requirements. The facade is significantly forward of the front facades of the neighbouring properties in Pitt Road.

We cannot find any solar panels on this plan and would like to raise the concerns that, when installed, they will further compromise views in substance and potentially by 'glare' when viewed from the surrounding properties. This is particularly a concern from 4 Pitt Road where water views are to the south, over the property at 1 Pitt Road (presuming we retain a water view).

Interestingly, the Statement of Environmental Effects, in the assessment of the suitability of the development in a site zoned R2 states (amongst other dubious statements): Part D7 "no loss of views anticipated". On the contrary, it's obvious to most parties that many of the surrounding properties will lose views.

We request that the final height of the building is surveyed to ensure that the building is kept within code. As per the current plans this should be a maximum height RL 44.634, or if the plans are amended, can the Council give assurances that the approved level will be adhered to?

Thank-you for your consideration of these comments.

Your faithfully  
Christine Graham