
Sent: 20/02/2019 10:28:20 PM
Subject: Online Submission

20/02/2019

MR Robert Allan
3 Pitt RD
North Curl Curl NSW 2099
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RE: DA2019/0076 - 1 Pitt Road NORTH CURL CURL NSW 2099

Mr Robert S Allan
3 Pitt Road
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NSW 2099
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RE: DA2019/0076 - 1 Pitt Road NORTH CURL CURL NSW 2099

To whom it may concern,

As the owner and occupier of 3 Pitt Road North Curl Curl I am writing to the council with respect to the above planning application.

I object to the "new or revised" plans that have been lodged with the council.

This new application has done little to comply with the Council requirements of building Form D9 - control of minimising the proposed buildings bulk and impact on adjoining buildings. The proposed height and sheer bulk of the building which exceed building controls means the building will dominate the immediate area and would set a precedent for other developers to build outside of the required building codes.

Again I ask the council to review this application with fairness but based on current planning controls - which it is evident that the proposal does not comply.

The revised proposal of reducing the ceiling height by 100mm of each of the three stories still leaves the building exceeding the maximum wall height by over 700mm.

The revised DA has made no attempt to step back the building for each additional level on the downward slope, nor is there a progressive setback on either side of the building.

Several years ago the residence of 3, 5 & 7 Pitt Road as well as 46 Robertson Road were requested by the council to build a "100 Year" flood drain - resulting in a combined cost of over \$150,000. This drain is now part of 1 Pitt Roads property and my concern is that the new proposal particularly now with the further excavation at the rear (and the pool) may have an effect of the councils requirement.

If the excavation is below that of the drain - then the drain would be of no use in offsetting any run off into my or other adjoining properties for which it is designed.

Has this been addressed?

As well I would suggest that with the size of this development the developer & builder must ensure that the drain is not compromised in any way.

The new proposal has not addressed my previous concern of privacy or shadowing.

No privacy screens are on the eastern/right Side elevation at the rear on the second storey balcony. This would mean that any activity or entertainment would have 1 Pitt Road looking directly onto our balcony & rear of our residence. The 1 Pitt Road residence 2nd storey rear balcony will be above our existing balcony - so they will be looking down on 3 Pitt Road at all times.

With regard to shadowing - the size of the building will mean that most of the year our building will be in shadow up until just before midday. If this structure proceeds with its height & closeness to our property we will be faced with an expensive retro fit to get light into our ground level areas.

I also request that the council consider that this building is set back much further than all the adjoining buildings along Pitt Road. Considering the proposed building does not comply with the 40% requirement for Landscaped Open Space - then the sheer size & bulk of the building should be addressed.

I suggest that the council advise Gremmo Homes, the developer to address the concerns of the adjoining properties. The neighbours should be considered in the design to minimise impacting them with regard to privacy, shadowing & view restrictions which if the proposed construction adhered to the building code then they would go some way towards this.

Please consider our objections to the 1 Pitt Road proposal.

Yours Faithfully

Robert S Allan.
3 Pitt Road
North Curl Curl
NSW 2099