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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 19/08/2025 12:26:25 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

19/08/2025

MR Michael Webb  
- 16 Pitt RD  
North Curl Curl NSW 2099  
[REDACTED]

**RE: DA2025/0997 - 14 Pitt Road NORTH CURL CURL NSW 2099**

Re: Objection to Development Application at 14 Pitt Road North Curl Curl -

Dear Council Officer,

I wish to lodge a formal objection to the proposed development at 14 Pitt Road north Curl Curl on the following planning grounds.

**Impact on neighbourhood character**

The bulk, scale, and design of the proposed carport are not in keeping with the prevailing character of the street, contrary to the objectives of Norther Beaches Council's Control Plan. I disagree with some of the interpretations environmental report by Watermark.

The report seeks to claim that a precedent for this type of development can be found at no 4 Pitt Rd. This carport is not accessed by same driveway and its visual impact is masked by a retaining wall with the slope going up the hill. I don't understand how we as the neighbour will benefit from this proposal as reports states. (Page 17)

**Non-compliance with setback requirements**

The proposed carport is to be sited within to the front and side boundaries permitted under Norther Beaches Council's Control Plan, reducing the openness of the streetscape. There is no other property in this section of Pitt where the building line can be averaged to this extent.

**Visual dominance and loss of amenity**

Due to its height (4.2 metres) and the proposal to be built on to the boundary, the carport will have an overbearing visual impact when viewed from the adjoining property and the street, reducing the sense of space and openness intended by the planning scheme.

**Council Assess and Recognises Drainage Concerns**

Poor water management can cause structural damage, and reduced usability of outdoor areas on neighbouring lots. The proposal fails to demonstrate measures to safeguard the adjoining property from these risks. I am Specifically concerned that water management and stormwater impacts will be exacerbated by the site's sloping topography:

ie, how is storm water and run off flowing from the higher property to the lower one being prevented?

I trust that this objection flags significant risks that must be adequately managed before any construction proceeds. Please notify me of any upcoming review steps, hearings, or opportunities for further input.

Thank you for your attention to this matter.

Yours sincerely,

Mike Webb

