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Sent: 7/05/2024 11:04:36 AM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

07/05/2024



RE: DA2024/0374 - 142 - 146 Pitt Road NORTH CURL CURL NSW 2099

Subject: Opposition to Development Application DA2024/0374

We are writing to express our strong opposition to the development application DA2024/0374 concerning the proposed construction at 142-146 Pitt Road, North Curl Curl. Our primary concern revolves around the height of the building, which exceeds the zoning height limits stipulated for the area.

The proposed building, with a height of over 11 meters, significantly exceeds the established zoning height limits of 8.5 meters. This departure from the zoning regulations is not only in violation of the established guidelines but also poses a direct threat to the character and integrity of our neighbourhood. It also sets a concerning precedent for future development projects within our neighbourhood. If permitted it will embolden developers to disregard zoning regulations without consequence, leading to the proliferation of oversized structures that detract from the liveability of our community.

One of the primary concerns regarding the excessive height of the proposed building is the visual impact it will have on the surrounding area. Many of the surrounding residences are single-story houses, and the construction of a towering structure will inevitably result in an intrusive presence that looms over these homes. This will not only compromise the privacy and natural sunlight of neighbouring properties but also detract from the aesthetic appeal of the entire neighbourhood.

Furthermore, the increased height of the building will likely lead to issues such as overshadowing, loss of views, and a sense of enclosure for nearby residents. These negative consequences could significantly diminish the quality of life for those living in the vicinity of the development.

It is important to note that our opposition to this development is not a resistance to progress or change. We understand the need for responsible development that enhances our community, while respecting the established zoning regulations. However, allowing a project to proceed without adherence to these regulations sets a dangerous precedent and undermines the trust and integrity of the planning process.

Therefore we request the council reject Development Application DA2024/0374 in its current form and work with the developer to revise the plans to comply with the established zoning height limits of 8.5 meters. By doing so, we can ensure that any future development in our

neighbourhood respects the character, scale, and liability of our community.

Thank you for considering our concerns regarding this matter.

Kind Regards,

[Redacted Signature]

[Redacted Name]