
Sent: 8/05/2020 5:42:37 PM
Subject: Online Submission

08/05/2020

MS Roslyn Marsh
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RE: DA2020/0318 - 48 The Serpentine BILGOLA BEACH NSW 2107

Dear Gareth

The Avalon Preservation Association Inc. notes there are been several objections to this proposal and we would like to register our objections to the following proposals contained within DA No 2020/0318.

PLEP 4.3 Height of Buildings: Control 8m v 9.1m we see no imperative in the design to allow this breach of

height regulations. We note the existing building is already in breach of height controls. We do not agree with

allowance of breaches which set precedents to erode the PLEP.

PDGP D3.6 Front Fence Set Back 6.5m control v 0.6m proposed non-compliance.

While there is some allowances for steep sites, with the sensitivity of this coastal outlook, the bulk of the new garage

proposed will have a negative impact on public and neighbouring amenity. Particularly as this forms part of the proposed Coast Walk.

PDGP D 3.9 Building Envelope exceeded

PDGP D3.11 Landscape Area: control 60% v 41.7%

We note that the Landscape area will be reduced by the proposed pool to the rear of the property and this would require excavation to 2.3m.

We note the Natural Environment Referral Response -Coastal, states the Geotechnical Report has not adequately addressed the issue of risk and risk management recommendation for coastline bluff and has been refused due to lack of information.

We would support this refusal.

The Statement of Environmental Effects notes-

"Further to the Pre-Lodgement Meeting of 21 March 2019, Council's Development Engineers have requested provision for a normal low standard vehicular crossing to replace the existing vehicular crossing at 48 The Serpentine, Bilgola Beach.

We note the existing property appears to have significant encroachment on the public road reserve with a landscape barrier containing an

additional concrete hard stand for private parking. The raised barrier across the driveway crossing impedes safe pedestrian access past the property.

As this area is in the planned Coast walkway this would be an ideal time to rectify these encroachments.

Regards

Ros Marsh for the
Management Committee
Avalon Preservation Association Inc.
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