

Northern Beaches Council
council@northernbeaches.nsw.gov.au

RE:
48 The Serpentine, Bilgola Beach NSW 2107
DA 2020/0318

WRITTEN SUBMISSION: LETTER OF OBJECTION

Dear Sir,

I write to object to the above DA.

I object to the overdevelopment of this site, in particular:

PLEP 4.3 Height of Buildings: Control 8m v 9.1m Proposed >13% non-compliance

PDCP D3.6 Front Setback: 6.5m control v 0.6m Proposed >90% non-compliance

PDCP D3.9 Building Envelope: significantly outside envelope

PDCP D3.11 Landscape Area: Control 60.0% v 41.7% Proposed >30% non-compliance

This will lead to:

Loss of Public View from the street. The non-compliant garage and non-compliant dwelling will remove a breathtaking view of the Northern Beaches coastline.

Unreasonable Height, Bulk & Scale, with significant overdevelopment of the site. The streetscape, view sharing, privacy and overshadowing impacts are not consistent with the impacts that would be reasonably expected under the controls.

General Impact. The proposals do not comply with planning controls, and the impact is due directly to the non-complying elements of the proposal.

I am also very concerned to the **amenity losses to the neighbours** by non-compliant development, including view loss, privacy, overshadowing, and visual bulk, and I am very concerned how this may set a very poor precedent for the area, for approval of considerable non-compliant developments of other developments.

No environmental planning grounds exist to justify contravening the planning control standards of PLEP & PDCP.

D4.3 Bilgola Locality of PDCP clearly states that Bilgola has "a visual catchment that is environmentally significant and extremely susceptible to degradation. Its unique local and regional significance requires protection and preservation, and further investigation for listing as an environmental protection and/or conservation area. Strict development controls will apply to this area (including a reduced building height limit to 8m) to ensure that its unique qualities are preserved through development that is sensitive to the area's characteristics".

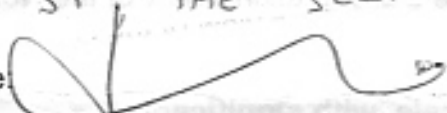
The PDCP could not make the case more clearly.

This is a reasonably large site and therefore there is absolutely no reason, unique or otherwise, that justifies the contravention of planning controls. There is no basis upon which any variation can be granted.

I urge the Council to request that the Applicant submit **Amended Plans** to deal with all the issues raised by the immediate neighbours, and to deliver a fully compliant development according to the PLEP & PDCP planning controls.

If the substitution of amended plans is not undertaken by the Applicant, then Council will have no other option than to REFUSE this DA.

Yours faithfully

Name: DAVID NORRIS
Address: 31 THE SERPENTINE, BILGOLA BEACH, 2107
Signature: 
Date: 29 April 2020