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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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01/11/2025

MR Clive van Horen  
29 Waugoola Street / 31D The Serpentine ST  
Bilgola Beach NSW 2107  
[REDACTED]

**RE: DA2025/1422 - 48 The Serpentine BILGOLA BEACH NSW 2107**

hi there

We wish to object to the increased size of the proposed garage for this development. We purchased 31D The Serpentine in June 2024 and before doing so, studied the DA carefully to see what impact it would have on our views. The application at the time had a sloping roof on the garage, to mitigate the obstruction to ocean views, which is significant to start with.

The most recent application no longer has this sloping roof on the garage. It seems very reasonable to require them to revert to the previous design - it is only a garage after all, rather than a room in which people will live or enjoy views.

Secondly, given they are removing and replacing the slab serving as the garage floor, below which is a games room, they could just as easily drop the level of the new slab slightly - this would materially reduce the impact of the new garage on views from our residence.

This seems very unfair given that we did all our due diligence before buying our house (and we are moving in next month, Dec 2025), only to have a modified DA which will further impact the views from our new house.