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29/01/2025

MR Doyle Mallett
17 / 19 - 17 Bilgola AVE
Bilgola Beach NSW 2107
[REDACTED]

RE: DA2024/1708 - 2 A Allen Avenue BILGOLA BEACH NSW 2107

Again, we would like to lodge our opposition to the proposed overdevelopment at 2 A Allen Avenue. We cannot understand how minimal alterations to the previous non-compliance DA, that did not meet the standard of 3 approval authorities, can be resubmitted.

We oppose based on the following aspects:

1. Proposed Height- this proposal exceeds the height standard and is not keeping with the desired future character of the Bilgola Beach locality which is simply 1-2 storey houses. We would expect the RL to be set at the average of the existing slope of the property from the east boundary to the west boundary and thus, this proposal significantly exceeds this development constraint.
2. Noise- the scale and bulk of this development, especially the height would contribute to significant noise with any entertaining on upper levels especially the 4th storey pool/spa, presumably designed to capture views. Bilgola Beach is already susceptible to reverberation of any excessive noise across the natural 'amphitheatre' of the entire Bilgola Beach residential precinct.
3. Loss of privacy- with this proposed height and we are perpendicular to the southern boundary, there will be sight lines into our master bedroom and living area. This loss of our privacy would be avoided if the proposal was constrained to the 2 storey limit that all local properties enjoy and is the existing height of the current house.
4. Streetscape- the proposed height and bulk of this development is not in keeping with this local enclave of two storey homes within a heavily landscaped and natural habitat of Livistona palms and Norfolk pines. Any consideration of this excessive development sets a regretful precedent for the future of a natural conservation area.

We value this natural environment and call upon Council to consider the objection of all those concerned and decline this development application. A/Commissioner Byrne said with the previous DA: 'The DA is an attempt to squeeze too much onto the Site' and we wholeheartedly agree.

Doyle Mallett & Gillian Sloan

