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07/05/2019

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RE: DA2019/0348 - 23 Wollombi Road BILGOLA PLATEAU NSW 2107

1. I note that the Arboricultural Impact Assessment referencing 9 trees on the subject property was prepared by Peake Arboriculture as at 1st April 2019. Tree removal took place on the subject property on 19 March 2019, and whilst this may have been within regulation, it makes the subsequent assessment somewhat disingenuous.

2. With reference to Pittwater 21 Development Control Plan 2014, Section 6.6.3 C1.3 View Sharing. The controls seek to achieve the outcomes: A reasonable sharing of views amongst dwellings.

The property has outstanding coastal views in its present form. Some quotes from McGrath, Avalon "Stunning ocean views from Newport to Central Coast", "Basking in a light drenched northeast aspect and dominated by sensational never to be built out coastal vistas and overlooking a reserve", "expansive terraces", "Cleverly designed layout soaks in views to the Central Coast", "Enormous sun-splashed entertaining terraces plus pool", "lounge with views", "Master with ... sublime ocean views",
"Home overlooks lush reserves, ensuring peace and privacy".

It is not in the spirit of view sharing, to grab even more views and diminish those of neighbouring residents.

3. Reference: Pittwater 21 Development Control Plan 2014, Section 6.6.1 Shaping Development - Desired Character The desired outcomes for the Bilgola Locality, in which this site falls, are as follows: A4.3 Bilgola Locality The Bilgola locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. The majority of the planned dwelling occupies 3 storeys.

4. The subject property was acquired approximately 12 months prior to this application. Properties that more aptly matched the planned development were available throughout the area at that time, so it seems duplicitous to inflict this expansion on this locality, costing us views and resale value.