
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 4/11/2022 2:14:45 PM
To: DA Submission Mailbox
Subject: Online Submission

04/11/2022

MR William Hughes
16209 / 177 Mitchell RD
Erskineville NSW 2043
[REDACTED]

RE: DA2022/1494 - 2 A Allen Avenue BILGOLA BEACH NSW 2107

My family own the property at 10 The Serpentine Bilgola Beach.

I provide the following objections to the development application for 2A Allen Avenue which are based on the failure of the current proposal to adequately take into consideration the impact on the local character of Bilgola Beach or attempt to minimise impacts on surrounding neighbours including visual, noise and local character amenity.

The proposed new development exceeds the building height limit and building envelope for the site. The proposed height of the building is out of scale with other dwellings in Allen Avenue and will negatively impact the local character of the valley.

Given the location of the proposed dwelling on the escapement, the significant excavation involved and the failure to set back appropriately from the boundary in line with the LEP, I have great concern around land slippage affecting surrounding properties.

Ground level is street level for every other house on Allen Avenue as it should be for this one. The oversized nature of this development could set a precedent for future developments to exceed planning controls at Bilgola Beach which would jeopardise the unique character of the area.

The proposal also fails to ensure sufficient landscaping contrary to the DCP controls and its footprint is out of character for properties in Bilgola Beach.

The proposed height of the dwelling has visual impacts on our family property and the location of the roof top pool and entertaining areas is likely to generate significant noise impacts.

In summary the magnitude and scale of the proposed dwelling is completely out of character with the local area.