
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 28/01/2025 3:20:27 PM
To: DA Submission Mailbox
Subject: Online Submission

28/01/2025

MRS Karen Bond
34 Walworth AVE
Newport Beach NSW 2106
[REDACTED]

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

28th January 2025

To the General Manager
Northern Beaches Council

Dear Sir/Madam,

Re: Submission Opposing Development Application - DA2024/1708

I am writing to formally object to the development application for 2A Allen Avenue Bilgola Beach NSW 2107, submitted under the reference DA2024/1708. After reviewing the application, I believe this proposal represents an overdevelopment of the site, with significant concerns for the amenity of the surrounding properties and the broader community. I request that the council reject this application for the following reasons:

1. The proposed development does not meet the required setbacks as stipulated in the council's planning guidelines. The setback is substantially inadequate, which will result in an overwhelming presence of the development on neighbouring properties. This failure to comply with planning requirements sets a dangerous precedent for future developments in the area, which could undermine the overall character and liveability of our community.
2. With such extensive site coverage and significant excavation planned, I believe the impact on local stormwater management will be detrimental, potentially leading to flooding or further drainage issues, which are already a concern in the area especially with underground parking which would be below sea level.
3. The proposal includes a four-storey structure, which is clearly out of proportion with the surrounding properties. The additional height will overshadow neighbouring homes and have a negative impact on their privacy and access to sunlight. This overdevelopment is disproportionate to the scale and nature of the surrounding area.
4. The inclusion of a pool on the top storey of the building poses an additional concern. Given its location, it is likely to generate significant noise, especially in the warmer months when the pool is likely to be in frequent use. This could result in unreasonable noise disturbance to surrounding residents, impacting their quiet enjoyment of their properties.

5. While some amendments have been made to the original submission, these are largely non-consequential and fail to address the primary concerns regarding the overdevelopment of the site. The fundamental issues remain, and these minor changes do not mitigate the broader impact on the neighbourhood.

Given the above points, I urge the council to carefully consider the long-term implications of approving this development. This proposal does not meet the standards set forth by the council, and approving it would have a lasting negative impact on the local environment, infrastructure, and community wellbeing.

I respectfully request that the council reject this application in its current form and request considerable amendments to comply.

Thank you for your attention to this matter. I trust the council will act in the best interests of the community and uphold the planning regulations designed to protect the area's character.

Yours faithfully,
Karen Bond