
From: DYPXCPWEB@northernbeaches.nsw.gov.au
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To: DA Submission Mailbox
Subject: Online Submission

07/11/2022

MR Andrew Clarke
5 ALLEN AVE
BILGOLA BEACH NSW 2107
[REDACTED]

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

The proposed development would have adverse amenity impacts and a significant detrimental outcome for neighbours and the neighbourhood.

This Development Application is non-compliant with Proposed development is non-compliant development contrary to the Pittwater LEP 2014,

- Cl.4.3 Height of Buildings,
- Cl.5.10 Heritage Conservation,
- Cl.7.2 Earthworks and
- Cl.7.7 Geotechnical hazards ,
- and Pittwater DCP 2014 Controls,
- A4.3 -Bilgola Locality;
- C1.1 - Landscaped area;
- C1.5 -Visual Privacy;
- C1.6 - Acoustic Privacy;
- C1.16 -Development ancillary to residential accommodation - tennis courts;
- C3.1 -Character as viewed from a public place;
- D3.7 -Side and rear building line;
- D3.9 - Building Envelope;
- D3.11 Landscaped Area - Environmentally Sensitive Land and
- D3.12 - fences.

I note also council has concluded that no consent or approval has ever been issued for a tennis court. It would follow that the applicant should submit a development application for a tennis court or council should require removal of the tennis court.

The overall lack of "landscape area" is extremely poor and should be improved, also the solid high masonry fence to the front does not appear to blend into the context.

Also, there is no existing building topographic survey which makes the proposed levels of this submission hard to review. This should be included in the submission, and I would request this be made available asap.

Our property at No 5 Allen Ave is almost directly across the road from the subject property. If the development were to be approved, in addition to the above-mentioned concerns, we are concerned about privacy and artificial lighting given the size and height of the proposal.

The additional storey with the main entertaining deck will give a birds eye view into our property and all adjacent properties.

It is respectfully requested that the proposed development be refused to address the concerns outlined in this submission and the submissions of others.

Regards,
Andrew Clarke