
From: [REDACTED]
Sent: Monday, 16 October 2023 3:42 PM
To: Planning Panels - Northern Beaches
Subject: FW: Photos of some of areas affected by development DA2022/1494 2A Allen Ave, Bilgola Beach
Categories: NBLPP

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Attention: Planning Panel.

Below is a link to photos of some of the areas affected by the development proposal DA2022/1494 at 2A Allen Ave, Bilgola Beach, that I would like to refer to in my address to the Planning Panel on Wednesday 18th Oct. Our house is 2 Allen Ave, Bilgola Beach right next door to the applicant's on their south side.

Photo 1 image 7905 & photo 4 Image 7984

Shows the aspect from our back yard looking through to our living room/sunroom with the existing building at 2A Allen Ave in the picture.

From this view you can see that the existing house at 2A Allen Ave is in the background, but does not effect our privacy as there are no windows that look down into or shed light onto our house and outdoor entertaining area . The existing windows are high windows so have no visual to us. If this was to be the position of the proposed level 2 (fully glazed) with outdoor terrace and proposed level 3 (open space with pool and outdoor entertaining area) our access to sunlight and privacy would be effected. And every light that goes on in these areas will produce light in our general areas at any time of the night. If the pool and entertaining areas were on the level 3 as proposed, the noise and lights from this would carry straight into our outdoor and indoor living areas and affect us dramatically.

Photo 2 image 7906

This image shows one height pole (the only one on the south side for the proposed building). Again this shows direct sight into our yard and the same objections as above. This would also affect our winter sun. As we have solar panels on the west side of our roof, this would limit the amount of sun these receive.

Photo 3 – Image 7942

This shows the aspect from our living/sunroom (dining table and lounge chairs). Notice the existing roof next door through the glass room/roof. If this was the height of the proposed level 2, which they propose to be fully glazed (windows and glass sliding doors), then all of our privacy and sun would be adversely effected and their lights would affect us at night. Decks facing us would cause noise. All their south side rooms would look straight into our living/sunroom, kitchen, and outdoor entertaining area). It would be even worse from the proposed level 3, with a pool and outdoor entertaining area looking straight in. All our privacy and quiet enjoyment in these living areas would be adversely impacted. Our solar access would be affected by the proposed level 3. The noise level would be unacceptable having a pool and entertaining deck right there in our face(not only the noise from the equipment and pool, but also the entertaining being done). The same for any indoor and outdoor lights they may have.

Photo 5 – image 7986

This photo is taken from our kitchen bench and shows the similar aspect to photo 3. This shows that from our kitchen our privacy is also impacted as above in photo 3.

Photo 6 – image 7992

This photo is from the window in mum's main bedroom. It pictures where the proposed driveway and garage door would be.

The impact this would have on mum would be cars idling waiting for the garage door to go up right next door to her when she is trying to sleep , as well as car lights from these same cars shining in on her . With the potential of 3-4 cars in this garage, this would be a lot of traffic and noise right next to her bedroom window which would affect her sleep. By trying to keep the new driveway in the same spot as the current one (because the existing tennis court limits positioning anywhere else), the applicants are wanting to excavate right on the border without any side setbacks. This is inappropriate and according to one of the excavation reports, could cause "catastrophic damage" to the foundations of our house. This is unacceptable. This driveway should be moved to a more appropriate spot and then adequate side set backs could be maintained and less potential damaging excavation would be needed.

Thankyou for letting me send these photos through before the panel meeting on Wednesday. My submission will bring into account all these aspects.

*Regards,
Katherine Naprta*

Images here: <https://we.tl/t-xwWmG2PqHa>

*Regards,
Katherine Naprta & Margaret Morgan
2 Allen Ave, Bilgola Beach 2107*













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