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06/11/2022

MR Doyle Mallett
19 Bilgola AVE
Bilgola Beach NSW 2107
[REDACTED]

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

Attn Pittwater Council

Re: DA22/1494 - 2A Allen Avenue BILGOLA BEACH 2107

We would like to lodge our opposition to the proposed development at 2 A Allen Avenue based on the following aspects:

1. Proposed Height- this proposal exceeds the height standard and is not keeping with the character of the Bilgola Beach locality which is simply 2 storey houses. We would expect the RL to be set at the average of the slope of the property from the east boundary to the west boundary and thus, this proposal significantly exceeds this development constraint.
2. Noise- the scale and bulk of this development, especially the height would contribute to significant noise with any entertaining on upper levels, presumably designed to capture view. Bilgola Beach is already susceptible to reverberation of any excessive noise across the amphitheatre of the entire Bilgola Beach residential precinct.
3. Loss of privacy- with this proposed height, there will be view lines into our master bedroom and living area. This loss of our privacy would be avoided if the proposal was constrained to the 2 storey limit that all local properties enjoy and is the existing height of the current house.
4. Streetscape- the proposed height and bulk of this development is not in keeping with this local enclave of two storey homes within a heavily landscaped and natural habitat of Livistona palms and Norfolk pines. Any consideration of this excessive development sets a regretful precedent for the future of a natural conservation area.

We value this natural environment and call upon Council to consider the objection of all those concerned and decline this development application.

Thank you for your consideration.
Doyle Mallett & Gillian Sloan