
From: Ros Mulcahy
Sent: 25/09/2023 8:38:52 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission regarding Mod2023/0474 #1 Bilambee Lane, Bilgola Plateau

WRITTEN SUBMISSION: LETTER OF OBJECTION Submission: Mulcahy

I am one of the immediate neighbours to the subject site to the west and east.

I am in full agreement for the recommendation of a refusal of this DA, provided within the DA Assessment Report prepared by Danielle Deegan. [DMP]

I agree with the position for a recommendation from DSAP, Strategic and Place Planning (Urban Design), Waste & NECC for a refusal

I however ask NBLPP to consider further reasons for consent as listed within the attached list [Appendix A], with our inclusions shown in 'red and underlined', additional ADG clauses, and DCP Clauses A4.3, B5.4, B5.7, B5.10, C1.6, D3.1, and D3.7

I bring to NBLPP attention the fact that the proposed development will completely close off all air, light, view, and solar access to the private external open space that is shared between my property, 4/1 Bilambee Avenue Bilgola Plateau, and my neighbour's property, 3/1 Bilambee Ave Bilgola Plateau

It will also close off all light and view from the external private open space for 4/1 Bilambee Avenue. I ask Council to consider Sydney Water requirements of large grease traps, accessible to the street, to all food outlets. These are not shown on the DA drawings.

D3.1 Character as viewed from a public place

I do not agree with the commentary within the Assessment Report that states:

The detailed Submission in November 2021 gave a sketch of the proposed massing from opposite the site. The proposed development presents a three-storey development plus an extensive roof top plant enclosure that will be highly visible to the streetscape. We contend that the entire non-compliant development will be visible from surrounding streets and is unacceptable.

C1.6 Acoustic Privacy

In addition to the concerns raised in other DCP Clauses, I ask that C1.6 Acoustic Privacy be added to the grounds of refusal

Attached in Appendix B is the extract relating to our acoustic concerns from the November 2020 submission.

DCP D3.7 Side and rear building line

I ask that DCP D3.7 Side and rear building line be added to the grounds of refusal. I contend that the residential component of any development on the subject site, conform to the requirements of all setback and envelope controls.

The overall impression of the building reads well as a two-storey built form with a well-recessed top storey and rooftop plant area.



I ask that NBLPP refuse the DA, adding additional clauses in the refusal as noted in this submission

In asking this, I am adding my objections to those of my neighbours Mr Barrie Sutherland and Mr John Garner.

Yours faithfully

Ros Mulcahy
4/1 Bilambee Avenue Bilgola Plateau