
Sent: 18/11/2020 6:18:04 PM

Subject: DA2020/1351

Attachments: ECA88DA9-1D5A-49F7-B632-FCA195409869.heic; 91A470B5-5264-4E10-A735-B98DBC613510.heic; 58B326DF-7A18-4C1A-BB85-CB1811A8E995.heic; 104A7098-6A8A-458F-A1DA-F110CBAC9A98.heic; 4B44AFC6-05D8-4783-9C06-A6915EA47B0A.heic;

4/1 Bilambee Avenue

Bilgola Plateau

NSW 2107

DA2020/1351

November 17 2020

Dear Renee Ezzy,

I own the residence at the back of 1 Bilambee Avenue, and am writing to oppose to the above planned development.

The scale of the proposed building and its location up against our side wall are big problems for me. It's proposed that the development's back wall be flush against or very close to our building. My unit has a louvred opening looking out onto the location of the development site. From my reading of the plans, the proposed wall would block that off, obstructing light and the cross breeze that cools my apartment. It would also eliminate the view I currently have onto Plateau Road and Bilkurra Avenue.

The proposed adjoining wall also means I would have unit blocks right up against the outside of my unit, with all the noise that involves.

I share a balcony with my neighbour at the rear of my unit. The proximity and height of the proposed adjoining wall would again block this opening completely, eliminating light, ventilation and view. It would have the added impact of impeding drainage from the balcony's corrugated plastic roof and of any rainwater which pools on the floor of the balcony itself. The water would have nowhere to go, with all the potential structural damage that implies.

I am therefore opposed to the proposed full length adjoining wall, unless its height is below the level of my unit.

I am also concerned about the excavation involved in constructing the basement car park, and the potential for damage to our boundary wall through its depth and vibration.

Those are my particular concerns. More generally, the proposed development is far too big for the street and would compromise the sense of openness and space which the neighbourhood enjoys.

I have included photographs of and from the louvred opening at the rear of my property, and of the shared balcony, to illustrate the dramatic impact this development would have on both.

In closing, I note that both my neighbour Barrie Sutherland and I are aware that there is nothing in the plans which complies with planning regulations.

Regards,

Ros Mulcahy

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