
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 4/11/2022 2:07:47 PM
To: DA Submission Mailbox
Subject: Online Submission

04/11/2022

MRS Joan Hughes
10 The Serpentine ST
BILGOLA BEACH NSW 2107
[REDACTED]

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

04/11/2022

The Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Dear Adam

Submission with regard to Development Application DA2022/1494
Alteration and additions to residential development - Demolition works and construction
of a dwelling house including swimming pool
2A Allen Avenue, Bilgola Beach, NSW 2107

I live at number 10 The Serpentine Bilgola Beach.

My property has been owned by our family since the 1960's.

Bilgola beach is quite unique in metropolitan Sydney with its green and lush tropical valley and low rise development maintaining the unique character of the area.

One cannot deny progress, however it must be done in keeping within the character of the local area and ensure that impacts on surrounding residents are minimised within the individuality of the area. Based on the development application for 2A Allen Avenue I don't believe these factors are suitably taken into consideration and I have the following objections to DA2022/1494.

The proposed new development will tower above the existing homes on Allen Ave and exceeds the building height limit by a substantial margin in places. The proposed height of the building is out of scale with other buildings in Allen Ave and will negatively impact the local character of the valley. I believe that ground level should be measured from Allen Avenue in keeping with other recent developments and other dwellings in Allen Ave.

Ground level is street level for every other dwelling on Allen Ave as it should be for this one. This development will also set an undesirable precedent for future developments in Allen Ave and all other streets in Bilgola Beach which would jeopardise the unique character of Bilgola Beach.

The western boundary of the property is also shown to contravene the allowable distance from the boundary of No 8 The Serpentine, it should be at 6.5 meters not 1 meter as shown on the

diagram from what I can understand.

There is a lack of green space shown on the plan. I object to the selection and position of the trees that would be planted in the rear boundary as they would grow too high and further block our views.

The proposed height of the dwelling would totally block out my south view to the pool and I am also concerned about the loss of privacy into my bedroom and living room.

I also have concerns about noise and light intrusion from the roof top pool and entertaining area.

In summary it is upsetting to envisage a house of its magnitude and height to be built on such a small portion of the block.

Kind Regards

Joan Hughes