
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 21/01/2025 7:30:56 PM
To: DA Submission Mailbox
Subject: Online Submission

21/01/2025

MR Stephen Rowe
2 Bilgola AVE
Bilgola Beach NSW 2107
[REDACTED]

RE: DA2024/1708 - 2 A Allen Avenue BILGOLA BEACH NSW 2107

This application should be refused for the following reasons;

- Inadequate landscaping.
- The poor siting of the house on the block.
- The lack of setback on the boundaries.
- The house is over the allowed height.

Some comments on the application;

1. The Lot size is 854.53 m², with a large tennis court in the front yard. This tennis court is half the block. A residential block of this size should not have a tennis court. I am surprised that a house can be built anywhere in Sydney where half the block is a tennis court and the remainder is house and driveway. This plan is an attempt to retain a tennis court, that should not have been allowed in the first place.
2. There is no doubt that this house falls foul of the rules for Bilgola Beach since it lacks sufficient landscaped area. The proposed house cannot be softened and complemented by landscaping where the entire front yard is tennis court.
3. I believe that this application should be rejected for poor landscaping alone, however looking at the submitted plans the house is 3 stories. I am not aware of any other 3 storey houses in the area.
4. The house is over-height. This impacts on neighbours and does not meet the requirements for the area.
5. Setbacks from the boundary for the house would not meet council requirements, with the back yard only having a 3 metre setback.
6. There was a previous DA for the site that was refused by the Land and Environment court. The new application is very similar to the old application. I struggle to understand why someone would submit basically the same application with minimal changes and expect it to be approved.

Regards
Stephen & Glenys Rowe