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**Sent:** 17/05/2019 1:25:26 PM  
**Subject:** Attn: Adam Croft, Planner, Northern Beaches Council DA2019/0348 23  
Wollombi Rd Bilgola Plateau  
**Attachments:** Franken-Submission-to- DA20190348.pdf;

Attn: Adam Croft, Planner  
Northern Beaches Council Development Assessment  
Re: 23 Wollombi Rd Bilgola Plateau, DA2019/0348

Dear Mr Croft,

Please see our attached submission stating our objections to our neighbour's DA2019/0348 and confirm receipt.

Thank you.

**Jack Franken**

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25 Wollombi Road  
Bilgola Plateau NSW Australia 2107  
+61 (0)413 825 694

**Attn: Adam Croft, Planner**  
**Northern Beaches Council Development Assessment**  
**Re: 23 Wollombi Rd Bilgola Plateau, DA2019/0348**

17 May, 2019

Dear Mr Croft,

With regard to the above application, and as an adjoining property owner at 25 Wollombi Road, we would like to raise our objections to the proposed development application in its current form on the following grounds:

- 1) The proposed development poses a significant threat to our privacy and as a consequence, our quality of life.
- 2) In addition, the proposed third story will significantly curtail sunlight coming through our northwest windows and kitchen in late afternoons — especially in winter.
- 3) The excavation along the shared boundary risks undermining our established hedge plants as well as a vital drainage system designed to prevent flooding of our lower level.

### **Loss of Privacy**

The proposed angled, third story bedroom windows and adjoining deck will overlook our entire private outdoor recreation space including our pool, pool deck, main level entertaining deck and outdoor dining areas — severely impacting and intruding on our very sense of privacy. We would have expected, at the very least, the application provide for appropriate and effective privacy screening to insure privacy is maintained — for both parties.

In addition, the proposal to alter and excavate an existing ground-level walkway on the southeast side to accommodate a deep 12-step staircase and new walkway along the boundary stands to negatively impact the drip line of the existing privacy landscaping on previous land between our two properties. In fact, we have been advised that any excavation to replace the existing walkway will in all likelihood expose the roots of established mature hedge plants on our side of the boundary line effectively threatening their very survival. We therefore have grave concerns for this natural privacy screen which has taken over 10 years of nurturing to develop and currently provides both parties with privacy from one another. Were we to lose this existing natural screen due to construction, we would also be subjected to a further loss of privacy from anyone walking along the lower southeast walkway. Worse still, we would lose our privacy whilst inside our very own house from within our kitchen, dining and living rooms, as anyone standing or sitting on the applicant's deck could simply peer directly in. Suffice to say, our most valued and prized amenity is our north-easterly view, which we have enjoyed for nearly 30 years without fear of neighbours looking in on us whilst we enjoy it. Naturally, we do not want to feel forced to cover it over with curtains in order to not feel exposed.

Finally, the proposed walkway on the southeastern boundary includes a plan for 3 new sets of doorways and entranceways into the lower floor — *currently there are none*. Judging from the plans, the addition of these 3 new entranceways to access essentially every room on the lower level appears to be excessive and unnecessarily intrusive for us. There are already provisions for several entrances to this level on the northeastern and northwestern side of the house which do not affect us nearly as much. The proposed placement of the 3 doors on our boundary is extremely close (within a few metres) to our office, kitchen and just below our bedroom window posing an additional compromise to our privacy as well as being a likely source of additional unwanted noise in future — especially at night.

### **Loss of Sunlight and Shading in Afternoons**

The shade diagrams accompanying the application are misleading as they only appear to show blue shaded areas on our garden and not our actual house where we have our kitchen door as well as a few windows designed to capture the mid to late afternoon sun. From what we can already determine — and it's not even close to winter solstice yet — all indications point to the fact that we will lose most sunlight coming through our kitchen door (which we often leave open in winter to catch the afternoon sun), main bathroom and upstairs bedroom windows as well as our side garden in afternoons for at least 4 months of the year. In addition, and also not indicated, we stand to lose the late afternoon sun

on the edge of our pool deck, main deck and bedroom deck — especially in the winter months when we most want it. Not only will we lose our afternoon sun... the proposed third story will virtually knock out our remaining western sky from the kitchen side of our house and we will be left looking at a 3-story high wall just a few metres away, each and every time we open our kitchen door or stand in our garden — and that will be year round, not just in winter! The only way we can see to ameliorate the impact on our sunlight etc. would be for the applicant to consider scaling back the size of the planned third story extension so that it's set further back from the current southeastern side of the house and thereby not tower over us and our garden.

### **Potential Drainage Issues**

Last but not least, we are also quite concerned for the possibility of drainage issues arising from the excavation of the existing southeastern walkway to make way for the planned staircase and walkway etc. Both houses have a history of water problems for which we, on our part, installed a 2-metre deep trench fitted with french drains and filled with blue metal for the entire distance from the southern end of our property in front of our house and along the entire side of the shared border. This drainage system was installed 30 years ago to alleviate the constant flooding under the house. Were this to be compromised in any way, we would face the prospect of this reoccurring.

In light of the above, we ask that council reject this development application in its present form and to please advise the applicant that we are most willing to discuss our objections with them personally so that they may be taken into consideration.

Thank you.

Jack & Diane Franken