

From: Ackermann <ackermann@tpg.com.au>

Sent: Thursday, 30 April 2020 9:19 AM

To: Maxwell Duncan <maxwell.duncan@northernbeaches.nsw.gov.au>

Subject: Proposed Alterations & Additions to 6 Monterey Road, Bilgola Plateau DA2020/0279

10 Monterey Road
Bilgola Plateau NSW 2107

26th April 2020

Maxwell Duncan
Planning & Development
Northern Beaches Council
Email: Maxwell.Duncan@northernbeaches.nsw.gov.au

Dear Maxwell,

Proposed Alterations & Additions to 6 Monterey Road, Bilgola Plateau DA2020/0279

We are writing to Council with respect of the above Development Application.

We note there appears not to have been any formal notification of the DA sent to Nos. 3, 4 & 8 Monterey with regard to the proposed extension even though they are on the notification map..

With respect to this DA, we have a few points we wish to raise.

1. Vegetation in the front setback

We are concerned about the vegetation in the front setback, in that it does not comply with the conditions of the previous Consent No: N0887/03 made on 8th July 2005 in respect of DA No. 0887/03 which is of relevance to the current DA.

There was previously a Norfolk Pine in the position of the two palm trees on the front setback. As a condition of the consent being granted for the previous DA, the Norfolk Pine was to be removed and replaced with trees which would not impact on neighbours ocean views. Below please find the relevant clause:

B15. Removal of the existing Norfolk Island Pine within the front setback of the property and that two extra canopy trees be provided onsite and placed **so as to not impact on the neighbours ocean views.**

The current palm trees, which grow to a potential of height of 12 metres or more, are already impacting on the views from No. 8 Monterey and will very soon be impacting on our ocean views. We, and others, lost considerable views when the 2nd storey of No. 6 was built, and we are very concerned we are going to lose more with non-compliant vegetation. I understand that the owner of No. 6 has advised he will not be removing these trees.

We would be pleased if Council could review this as part of its consideration of this Development Application.

2. The Scale of the proposed development

The properties in this street are governed by E4 – Environmental Living under the Pittwater Local Environmental Plan (LEP) 2014 zoning. This application appears quite substantial in regards to the increased floor space, although I note the application refers to the DA as a minor addition. In the Statement of Environmental Impact Report, the zoning confirms that 60% of the area should be landscaped, whereas this DA will reduce the landscaped area to 47%.

We can also see that the front top balcony vergola is to extend beyond the building envelope. This was part of the initial concern in the previous DA No. 0887/03 and it was agreed there would be no roof on the balcony so as to lessen the impact of loss of views on neighbouring properties.

3. The height of the proposed development to the rear

We currently have a view across and between the rooftops towards the ocean from our rear balcony, which also contains plenty of greenery from shrubs and scattered vegetation. We are wondering just how high this extension will be, and whether it will impact on that vista we currently have and whether we now will be looking across at one big roof, that causes undue reflection to our property with the afternoon sun.

Would it be possible to have height poles erected so we can determine the height and extent of the proposed extension?

As an aside, I note that the owners of No. 6 have what appears to be an unregistered boat/trailer parked in the street, but rather than park it out the front of their own property, have parked it out the front of No. 8 Monterey, which causes inconvenience and is somewhat unsightly.

I look forward to your reply on the various matters we have raised.

Yours sincerely

Lynette & Ivor Ackermann