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**Sent:** 3/06/2021 10:12:55 PM

**Subject:** DA Submission for Mod2021/0070-N603/01 for urgent attention to Kent Bull

**Attachments:** Submission by Shane and Amy Green for 19 The Outlook Bilgola Plateau.pdf;

Dear Kent Bull,

As discussed on the phone with Shane Green, we would like to make a submission regarding Modification No: Mod2021/0070 – N0603/01 for 19 The Outlook, Bilgola Plateau NSW 2107.

Please see attached our submission which we hope you will consider if the final determination has not yet been made.

If you have any questions or would like to visit our property to discuss, please contact me on 0431 782 079 or Shane on 0418 219 109.

Kind Regards,

Amy and Shane Green

17 The Outlook, Bilgola Plateau NSW 2107

Shane and Amy Green  
17 The Outlook, Bilgola NSW 2107  
Tel 0418 219 109 or 0431782079  
Email: [accounts@krakenprojects.com](mailto:accounts@krakenprojects.com)

MR KENT BULL / NORTHERN BEACHES COUNCIL PLANNER

Re: Modification No: Mod2021/0070-N0603/01 for 19 The Outlook, Bilgola Plateau NSW

Dear Mr. Bull,

We are the neighbours to the north of 19 The Outlook, Bilgola Plateau NSW. In principle, we support a new development of this residence but have some concerns regarding the significant modifications to a historic DA proposed. We would like our concerns noted if a final decision has not been made yet.

Our concerns are:

1. Non-compliant setbacks: The proposed set-back on the northern boundary does not meet the current 2.5m rule nor the 45-degree angle requirement for the second story. Given that the modification proposed is demolishing nearly all the walls on the northern boundary, our preference would be that the design meets the current development requirements.
2. Privacy: The proposed balcony on the north-east corner of the second story compromises our privacy without a screen.

If you have any questions or would like to meet us on our property to discuss our concerns, please contact or Shane on 0418 219 109 or Amy on 0431 782 079.

Kind regards,

**Shane and Amy Green**

**17 The Outlook, Bilgola Plateau**