
Sent: 4/10/2019 12:57:07 PM
Subject: Re: DA2019/0972
Attachments: 23 Wollombi DA 2.docx;

Attn: Benjamin Price and Adam Croft

I attach our submission in respect of DA2019/0972.

Please acknowledge receipt of this email.

Bryan & Rhonda Newton-Brown
02 9918 8709

3 October 2019

22 Wollombi Road

Bilgola Plateau

NSW 2107

Attention: Adam Croft

DA2019/0972 Lot 1 DP 27540 23 Wollombi Road Bilgola Plateau

Dear Adam,

As you may recall, we lodged a submission in response to the previous application (DA22019/0348) concerning the above property. Our response to that application included matters that may be viewed as minor or irrelevant, but I refer to those points as being of significance in the attitude of this development proposal, and recap the essence of two of those points here:

We noted that the Arboricultural Impact Assessment was prepared as at 1st April 2019. Tree removal took place on the subject property 2 weeks earlier, making the subsequent assessment somewhat disingenuous.

The subject property was acquired only last year. It already boasts outstanding 180° views with expansive decks. Existing properties that aptly match the planned development are available in the area. Whilst “tired” properties are ripe for refashioning, a major expansion smacks of profiteering at the cost of neighbours. It is duplicitous to inflict this expansion on this locality, diminishing our quality of life, and costing us views and resale value.

Inspection of the revised plans, indicate that the application makes no attempt to address our original concerns.

My wife and I would like you to consider our concerns as follows:

The Northern Beaches Council Pittwater Development Control Plan

Section C1.3

Controls

All new development is to be designed to achieve a reasonable sharing of views available from surrounding and nearby properties.

The proposal must demonstrate that view sharing is achieved though(sic) the application of the Land and Environment Court's planning principles for view sharing.

Pittwater Local Environmental Plan 2014

4.3 Height of Buildings

(1) (d) *to allow for the reasonable sharing of views*

(2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map (HOB_016)*

Whilst we appreciate that there are multiple sub-clauses attached to this regulation, the application Drawing No's. DA-300 and DA-301 indicate heights in excess of 8.5 metres.

We would like to see the 8.5 metre limit strictly applied to the proposed development.

Yours sincerely,

Rhonda and Bryan Newton-Brown