
From: [REDACTED]
Sent: 29/01/2025 10:04:42 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Opposition to development Application DA2024/1708 - 2A Allen Ave, Bilgola Beach
Attachments: Submission opposing to DA2024.docx;

Attached is our submission opposing development Application DA2024/1708 – 2A Allen Ave, Bilgola Beach

*Kind Regards,
Margaret Morgan & Katherine Naprta*

2 Allen Ave, Bilgola Beach

Mob: [REDACTED]

Email: [REDACTED]

Submission Opposing development Application DA2024/1708 – 2A Allen Ave, Bilgola Beach

Our family own the house at 2 Allen Ave, Bilgola Beach – right next door on the south side to the applicant. We have enjoyed peaceful tranquillity living there for 34 years. Privacy, sunlight, and peace and quiet have been afforded to us, due to sympathetic development in our neighbourhood. We are concerned that the proposed development will impact adversely on all these amenities as the DA proposed is not a sympathetic development for the sensitive area.

Our objection to the next door DA is related to several issues – how it impacts us, and how it is not in keeping for the character of the neighbourhood.

This application is trying to fit a whole resort, with tennis court, pool, jacuzzi, wine room, office, formal and informal dining and lounge rooms and multiple entertaining areas on a residential block that is just not big enough to accommodate all these WITHOUT dramatically impacting us, the suburb, and other existing residents.

The applicant wants to

1. Not adhere to the build height of 2 levels, which is the desired character of the local area (according to the C4 Environmental zone plan) by building a 4 storey house.
2. Not adhere to the building envelope rules.
3. Not adhere to side setback requirements.
4. Do excessive excavation that in their own Geotech report says it could cause “catastrophic damage” to our house and foundations.
5. Build a swimming pool and entertaining areas on the top floor, which would adversely affect our visual and acoustic privacy, our sunlight, as well as the acoustic privacy of the rest of the valley because of noise carrying.

The applicant previously submitted a very similar DA in 2022, that was rejected by the Council, Planning Panel and the Land and Environment Court. This DA has minimal changes to the one that was rejected, and the applicant is trying to entertain non-compliance again .

To allow a building of the proposed height, bulk and scale, would set an unwanted precedent in this special enclave, which is in a conservation area under C4 zoning laws. It is not in keeping with existing homes in the street, which are two storeys in height. Having a 2 storey limit allows a low profile with the natural environment. This design does nothing to maintain the natural environment we all so love. It is not designed to respect and complement the heritage of our area. P17 of the master set of plans shows a Height Comparison Elevation. As can be seen from this, the proposed house is totally out of proportion to the houses on either side of it.

By breaching the building height rules, the proposed house would overshadow our living/sunroom, kitchen, bedrooms and outdoor entertaining areas. Most of the general use areas in our house would be impacted by loss of privacy, and access to sun from their top two levels. Having a pool and entertaining areas on their top level would cause noise right next to our general use areas and 2 bedrooms, ... at any time of the day and night. The use of slatted privacy screening will cause shade to be cast over our property, just like it would if it is a solid wall.

Locating the driveway, garage door and underground carpark where they are proposing to do, will impact noisily on my mother’s main bedroom. The garage door raising and lowering, car lights shining and car engine noise whilst idling waiting for the garage door to open multiple times a day

or evening, will definitely affect sleep for anyone in that room. Having water pumping equipment (as the planned garage area will be below sea level), and a vehicle turntable, will all add to the noise levels right outside my mum's bedroom windows.

The garage and garage entryway, study and Bedroom 4 unnecessarily do not comply with side setbacks. The desire of the applicant to have so many rooms (24 counted), is not a reason to give consideration to in-compliance. Just have less rooms so the side setbacks (and height and envelope rule) can be adhered to.

The excavation for underground garage and amenities at only 300mm from our boundary is unacceptably close. The risk of landslip could be catastrophic.

Conclusion

The current proposal of a 4 level property presents an overall result which is unreasonably contrary to the intent of the planning controls and would set an unwanted precedent that would be contradictory and detrimental to the character of the local area. Resubmission of an amended proposal, altering the unsympathetic design, by lowering the height of the building and reducing the number of storeys to 2, building to the envelope rule and side setbacks, addressing the underground driveway and garage non-compliance, and Geotech hazards could still provide a high quality residence for the applicant to enjoy whilst reducing the significant adverse impacts on the neighbouring properties and the Bilgola Beach community. We ask that the council carefully consider the merit of the currently proposed application against this, and the other well-reasoned submissions made by concerned property owners in the vicinity, as well as the submissions made by the Northern Beaches community in general and not approve this DA as it currently presents.

Yours sincerely,

Margaret Morgan & Katherine Naprta

Owner 2 Allen Ave, Bilgola Beach.