
Sent: 8/02/2022 4:56:35 PM
Subject: DA 2021/2569 19 THE OUTLOOK BILGOLA PLATEAU
Attachments: 19 THE OUTLOOK LETTER FEB 2022.pdf;

Please see attached, submission on behalf of the owner of 24 The Outlook in response to councils notification of the above DA.

Kind regards

LANCE DOYLE

B.AppSc (UWS), M.Plan (UTS), RPIA, EPLA

REGISTERED PLANNER

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8th February 2022

The General Manager

Northern Beaches Council

Email; Council@Northernbeaches.nsw.gov.au

ATTN KYE MILES

DA2021/2569

ADDRESS – 19 THE OUTLOOK, BILGOLA PLATEAU

Dear Sir,

I am writing to you on behalf of the owner of 24 The Outlook, a property that is located directly across the road from the subject site and likely to be materially impacted by the proposal if constructed as represented in the architectural plans and Statement of Environmental Effects.

The principal concern is the fact that the proposal will materially impact upon views across the site from my client's property, particularly the living and dining areas which are constructed and configured to enjoy the current view to the east and north-east from both a standing and sitting position in this part of my clients dwelling.

Whilst it is noted that the comparison is being made between an earlier development consent (which the applicant advises is operational) and the current proposal, the proposed upper-level extension will still intrude upon the view corridor across the subject site and efforts should be made to reduce the extent of this intrusion by all reasonable means.

If Council is minded to grant consent to the proposal at this height with a finished ridge height of RL 115.48 metres AHD, it is incumbent upon the applicant to provide relief to the remainder of the view corridor by ensuring that the remaining corridor is not eroded by landscaping.

In this regard, it is noteworthy that the landscaping along the street frontage on the subject site and also upon and within Council's Road reserve is currently impinging upon the view corridor and it can be reasonably anticipated that with future growth will result in a significant loss of the remaining view corridor.

It is requested that Council impose a condition of consent that limits the height of any vegetation between the kerb and the easternmost wall of the proposed alterations and additions to a height not exceeding RL 113.35 m AHD which is in effect preventing any vegetation on site to be of a height greater than 2 m above the top of the kerb level of the site frontage to The Outlook.

This is endorsed in *Figure 10: front perspective* of the Statement of Environmental Effects which clearly indicates vegetation of a similar height or less than the outcome sought by the condition of consent and enables an assessment of the proposed landscaping to be carried out by Council.

Could you please advise of a suitable date and time for you to attend my client's property to gain an understanding of the proposal and its impact upon my clients view corridor across the subject site and also the validity of my request for the previously mentioned condition to be imposed.

Thank you for the opportunity to provide this initial submission on my client's behalf.

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