

**This DA Submission Form must be completed and attached to your submission**

The General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660  
(Fax No 9970 7150)

**DA No N0275/09**

Name MR JOHN HERRO  
Address 1 BILGOLA TERRACE  
BILGOLA 2107  
Phone 0413 238 233  
Date 11 08 09

**Proposed Development** additions to the dwelling new double garage and new access driveway to 3 Bilgola Terrace

**At** 2 BILGOLA TERRACE BILGOLA NSW 2107

I have inspected the DA plans I have considered them in the context of the relevant Locality Plans and Development Control Plans  Yes  No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise  Yes  No

I am willing to provide evidence to the Land and Environment Court if the application is appealed  Yes  No

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's Internet site through Council's transparent Development Application tracking process. You are encouraged as is the applicant to discuss with each other any matters that may be of concern.

**COMMENTS** (You may use the space provided or attach a separate document)

DOCUMENT ATTACHED

**YOU MUST COMPLETE THE INFORMATION BELOW AND SIGN THIS FORM FOR YOUR SUBMISSION TO BE CONSIDERED IN THE ASSESSMENT OF THIS APPLICATION**

**Political Donations and Gifts Disclosure Statement (sec 147 EP&A Act 1979).**

Please read the information enclosed concerning political donations and gifts disclosure and tick the appropriate box below

**I have made a political gift or donation**

(Please complete details of your political donations or gifts on the form enclosed)

**I have NOT made a political gift or donation**

Name John Herro Signature [Signature] Date 11 08 09

Note For more information see [www.planning.nsw.gov.au/planning\\_reforms/donations.asp](http://www.planning.nsw.gov.au/planning_reforms/donations.asp)

Sophie Gariand  
Pittwater Council  
Village Park  
1 Park Street,  
Mona Vale

John Herro  
1 Bilgola Terrace,  
Bilgola, 2107

c c  
Councillor Bob Grace  
Councillor Peter Hock  
Councillor Harvey Rose

We refer to the Statement of Environmental Effects and Plans for Proposed alternations and additions to existing residence at **2 Bilgola Terrace, Bilgola**

We would like to state our objections to the proposed works that will greatly impact upon us- the adjacent property at 1 Bilgola Terrace, Bilgola

In reference to the proposed external additons outlined in "2 0 The Proposal" building works will involve a 2m addition to the existing structure. As a result of this, our privacy and views from both the ground level and upper floor level will be severely compromised

From the upper floor level impact will include

- 1** Gross misalignment of the properties from 1-5 Bilgola Terrace
- 2** Entire loss of existing iconic landmark views from south east kitchen windows
  - Bilgola Beach & ocean view to the horizon
- 3** Loss of existing iconic landmark views from south east living & dining room windows
  - Bilgola Beach
  - Newport Headland & Newport Reef
  - Bungan Head
  - Long Reef
- 4** Loss of southerly & south eastern sea breeze through all south eastern windows
- 5** Loss of privacy in living & dining area

From the ground floor level impact will include

- 1.** Entire loss of existing ocean views from
  - Kitchen
  - Bathroom
  - Bedroom
- 2** Partial Loss of existing ocean views
  - Living room

In reference to the proposed external additions outlined in "2.0 The Proposal" building works will include a new concrete double garage with new landscaped soft surface area over it. This addition will involve raising the current grassed surface by approximately 1.15m. Currently the vertical height of the adjacent grassed area in 2 Bilgola Terrace is approximately 0.5m above that of 1 Bilgola Terrace. This proposed vertical increase will result in a differential of 1.65m.

From the ground floor level impact will include

- 1.** A complete compromise of views over
  - Bilgola Beach
  - Newport Headland & Newport Reef
  - Bungan Head
  - Long Reef
- 2** Gross invasion of Privacy over
  - extensive landscaped lawns
  - Ground floor living & kitchen areas

In reference to the admission of non-compliance of the proposed building works outlined in "3.5 building envelope" and "3.7 Site Coverage" we are very concerned about the environmental impact as a result of excessive site coverage and encroachment through Council alignment. This is indicated on the East Elevation where the North Eastern side of the proposed extension is clearly outside the building envelope and we feel is invasive.

As long-standing Bilgola residents, we are pleased to have kept an extensive lawn grass area as a feature of our property and are concerned about the lower aesthetic outcome of a loose enforcement of hard surface to landscaped ratios within the other properties at Bilgola Terrace.

Yours Sincerely,

John Herro