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**Sent:** 16/08/2021 2:02:34 PM  
**Subject:** Submission on DA2021/1200  
**Attachments:** Objection Lodged.docx;

Dear Sir,

Please find attached my submission regarding the above DA.

Regards  
Christine Charge

Mrs Christine Charge  
30 Wollombi Road  
Bilgola Plateau NSW 2107  
15 August 2021

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**RE**

**1 Kanimbla Crescent Bilgola Plateau**  
**Application Number: DA2021/1200**

SUBMISSION

**NOTE FOR COUNCIL-** The below references to our rooms are as described on our DA NO668/06.

I object to the DA submitted for 1 Kanimbla Crescent Lot 162 DP 29335 in regard to a significant loss of our privacy and the impact it would have on our area's Planning Controls as I do not consider it meets the E4 zoning and a number of the outcomes listed in DCP21- parts D3.7 and D3.11, especially in relation to-

"To preserve and enhance the rural and bushland character of the area.

Equitable preservation of views and vistas to and/or from public/private places. (S)

To encourage view sharing through complimentary siting of buildings, responsive design and well-positioned landscaping.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

Achieve the desired future character of the Locality.

The bulk and scale of the built form is minimised.

Vegetation is retained and enhanced to visually reduce the built form.

Conservation of natural vegetation and biodiversity."

Regarding the above outcomes my objections are-

SOUTHERLY BEDROOM EXTENSION

1 The bulk and substantial height of the Southerly extension will completely block our current West view over pristine bushland and the skyline from our Living Room, Balcony and Master Bedroom-see photo. It will not preserve nor enhance the bushland character.



Current West View to bushland from Living Room, Master Bedroom and Front Balcony where proposed Southern Extension is to be Situated.

The alignment of buildings clearly shows that all are aligned to not interfere with individual vistas and privacy.

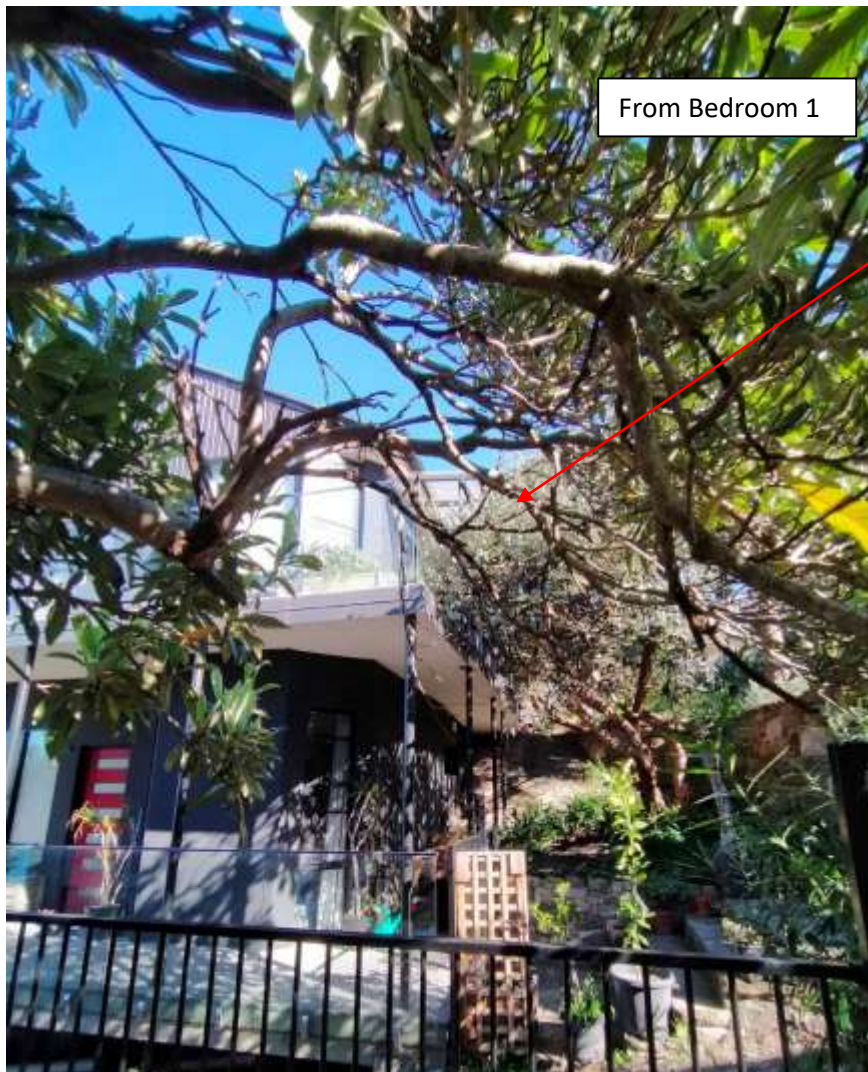
2. The council map from 32 Wollombi Rd to 25 Kanimbla Crescent shows that all 15 houses are on a common building line with no house substantially jutting out, thus providing everyone with an equitable roughly 180degree expansive un-interrupted view across bushland. This provides a spatial, aesthetically pleasing uniform skyline which encourages view sharing with complimentary siting of buildings. I believe it would be unreasonable to allow 1 house to break this uniformity and equitable preservation of views.

3. The large windows in the proposed extension will impact the privacy of our Master Bedroom and look directly over our swimming pool. The height will increase the blockage of sunlight on our swimming pool.

#### EASTERLY KITCHEN AND BALCONY EXTENSIONS

4. The Demolition Plan shows the existing house as 2830mm from the eastern boundary and states "Check on Site". I note that it appears to be only about 2640mm and if this is correct, the extension would only be about 1300mm from the boundary.

5. Currently our windows in Bedrooms 1 and 2 are screened by a Loquat tree straddling the common boundary- photo attached. The proposed North balcony extension East and North may require pruning of the existing tree (possibly more than 10%) and will result in a substantial loss of privacy to Bedrooms 1 and 2. The Loquat tree is more than 30 years old and with a lifespan of 20-30 years it may die in the foreseeable future or may come down in a strong storm or other reason (e.g. disease). In this event we would lose all screening to the bedrooms.



From Bedroom 1

North  
Proposed Balcony  
extension

View to balcony from  
bedrooms 1. & 2. With  
current Loquat tree  
providing some  
privacy.

As the top floor is  
above us it will result  
in the balcony looking  
down and straight into  
these bedrooms.

6. The kitchen extension of 1300+mm (?) with a solid east wall directly opposite the windows in Bedroom 2 will significantly reduce the current reasonable air space and available light. When the screening Loquat tree disappears, the view and spaciousness will be oppressive and void of any opportunity to plant or screen for a considerable time.



The existing balcony.



**7** The south/east end of this extended balcony will result in a **significant** loss of privacy to our main bathroom, possibly around 50%, which is contrary to the application stating that there is no significant impingement to the neighbours.

**8.** It is difficult to grow plants on our western boundary owing to the direct exposure to southerly strong winds, to salt air and storms and the limited access to sunlight. The extension will further increase the blockage to winter sunlight and make it more difficult. It will also increase the shade to our clothes line.

#### CONCLUSION

**9.** I do not believe it meets Council Planning Controls nor the NSW Government Pittwater Local Environmental Plan 2014 for our area and should be rejected.

**10.** Alternatively, I do not believe it merits the three proposed variations to the side and rear boundaries, nor the building envelope.

**11.** I query if the Statement of Environmental Effects (prepared by the property owner's company) has adequately met council requirements, for example, Item 14 states it has NO impact upon neighbour's views (clearly is wrong) and I cannot find any information on the actual percentage of the variation from the 60% landscaped area.

Yours sincerely

Christine Charge