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Sent: 2/07/2025 8:59:16 AM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

02/07/2025

MRS Katherine Balbi
201 - 201 McCarrs Creek RD
Church Point NSW 2105
[REDACTED]

RE: DA2025/0279 - 237 McCarrs Creek Road CHURCH POINT NSW 2105

To The Assessing Officer - Phil Lane,

I would like to second each letter of objection, as every submission on this application presents significant matters for serious concern.

In addition to these items, I would like to refer to the The Coastal Management Act of 2016, whereby its primary, objective focus is on ecologically sustainable development, in order to protect and enhance sensitive coastal environments, habitats and natural processes. The proposed DA does not meet or support any of these stated legal objectives. It is the responsibility of the Coastal Council of NSW to oversee the implementation of this Coastal Policy. The Sydney Coastal Councils Group - SCCG (of which the Northern Beaches Council are members) is a strategic response to the NSW Coastal Policy, which is of immense, direct relevance to this and future proposal's in Church Point.

The Coastal Management Act from 2016 responds to the fundamental challenge to provide for population growth and economic development, without placing the natural, cultural, spiritual and heritage values of the NSW coastal zones at risk. This document is intended to guide decision-making and has a strong integrative philosophy based on the principles of ecologically sustainable development. It is our collective responsibility and councils legal obligation to ensure adherence to this document, for future generations to enjoy this unique aspect of the Northern Beaches, which is being threatened and eroded by developers who have only one objective; to make as much money as possible with minimal costs, showing a complete disregard for our diminishing, biodiverse, supposedly protected, natural coastal habitat.

Objectives from the 2016 Act that need to be implemented and observed regarding this development proposal are:

The identification of coastal lands with conservation values and to ensure that those values are protected.

- ☐ To support towns to reinforce or establish their particular identities in a form which enhances the natural beauty of the coastal zone.
- ☐ To effectively manage and conserve cultural heritage places, items and landscapes.
- ☐ Development proposals have to conform with specialised design and planning standards to control height, setback and scale, to ensure that beaches and foreshore spaces are not overshadowed or compromised.
- ☐

The Act has further, overarching, primary objectives that are also not being met or considered:

- To ensure that ecological integrity is maintained.
- And to conserve and manage areas and features of significant ecological, physical, cultural, historical, landscape and scientific importance, so that their values and integrity are maintained.

This DA proposal is a violation of the above legal document (for all of the critical reasons stated in the submitted letters of objection) and towards the overall vision statement of the SCCG: 'Maintaining and preserving resilient and healthy coastal and estuarine environments that are protected, conserved and managed in a manner consistent with the principles of ecologically sustainable development.'

If not for the local residents advocating to protect these last vestiges of the endemic environment of Church Point, the area will lose its cultural identity and the unique characteristics that make it the natural sanctuary that it is for the wildlife and the residents to live together; ensuring the long-term health and resilience of the ecosystem. It is of great importance that the Council works in alignment with respect to the unique and ancient ecological environment of Church Point and sets a precedent for future developers to adhere to and abide by. This is how unique historical towns and villages are preserved, by making sure no developments are approved which negatively impact the cultural and environmental identity of the area. One only has to read the NSW State of the Environment report, released just 5 days ago, to comprehend the full, devastating impact these local decisions make.

I trust the Northern Beaches Council will uphold the values and objectives set out by the SCCG and the Coastal Management Act of 2016 by not being complicit in destroying what is now listed as an 'Endangered Ecological Community' which is now in fragmented sections of forest and at risk of extinction due to the approval of developments that are not ecologically sensitive or sustainable.

Thank you.

Yours sincerely,
Katherine Balbi