From:	DYPXCPWEB@northernbeaches.nsw.gov.au
Sent:	4/11/2022 4:30:06 PM
To:	DA Submission Mailbox
Subject:	Online Submission

04/11/2022

MR NORMAN NOLAN
63 The Serpentine ST
Bilgola Beach NSW 2107

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RE: DA2022/1494 - 2 A Allen Avenue BILGOLA BEACH NSW 2107

This submission is lodged on behalf of the Bilgola Beach Residents' Association Inc.

SUBMISSION wrt DA2022/1494
2A ALLEN AVENUE, BILGOLA BEACH, NSW 2107
by
BILGOLA BEACH RESIDENTS' ASSOCIATION Inc

The Bilgola Beach Residents' Association Inc. objects to the above Development Application on the following grounds:
1. A four-storey development is totally contradictory to the zoning classification of C4, which limits developments to 2 stories. No justification is provided for the "necessity" to vary the rules other than the personal opinion of a paid consultant.
2. The proposed development exceeds the allowed height parameters significantly, by the applicant's own admission. There is no justification provided as to why the height limit of 8m should be exceeded nor is there any justification provided as to why they should use a different base level than the principles they acknowledge are used by council, again other than the personal opinion of a paid consultant. The methodology proposed by the applicant is a blatant attempt to circumvent council's established rules.
3. By the applicant's own admission, the proposed set-backs on the southern, western and northern boundaries are in breach of council's requirements. Again, no justification is provided for the "necessity" to vary the rules other than the personal opinion of a paid consultant.
4. The applicant's assessment of the loss of view to neighbours is rudimentary and carefully chosen to apparently minimise the effects.
5. The proposed installation of a swimming pool on the roof - in a property approximately 100m from the beach - will cause significant intrusion, both visual and noise, to neighbours and does not comply with council's expression of the principles to be adopted in a C4 Environmental Living zone.
The application should be refused in its present form.