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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
**Subject:** Online Submission

28/10/2022

MS Janet Anthes  
7 Bilgola Avenue ST  
Bilgola Beach NSW 2107  
[REDACTED]

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

I am a resident of Bilgola Ave, Bilgola Beach and have spent much time and effort reading NBC reports in support of low impact, sensitive development rules and re zoning changes to land in light of the new proposed LEP/DCP due to be finalized sometime in 2023/2024. A major driver of this project is to sensitively allow development in keeping with the topography of the land, within a green canopy, consideration of the history of the place and the environmental effects and hazards this development application will, contrary to current intent ,will impact negatively to the surrounds. This DA application is, in large part, not in keeping with the proposed guidelines to protect green space, prevent Mc Mansions particularly those that present hazards to land, neighbours and local amenities.

This development is on erroneous measurements/assessments of "natural ground" undertaken by the previous development on this site. That advantage has been repeated here to allow for a two story dwelling with a roof top pool and underground parking facility. It should be assessed for what it is, which is effectively a four story dwelling.

This development is "insensitive" in scope, bulk, inconsistent with surrounding dwellings, hazardous in excavation requirements and sub structure requirements and dilapidation to adjacent properties both beside and above the site. There has always been a major problem with with seepage, drainage, mold accumulation throughout the dwelling, arising from water run off on the escarpment behind the house.

The geotechnical report identifies what may be a rock outcropping on the western side of the property which if not floating may mean serious drilling and excavation leading to damage of surrounding properties or collapse of the escarpment itself. I note there is Narrabeen sandstone on the property which is soft and subject to hazardous collapse.

No property in this sensitive, environmental area should have a pool with the beach immediately opposite, not to mention a "roof top" pool that will create sound reverberation across the entire area of Bilgola and Allen Avenues.

Under ground parking should also not be allowed siting the constructive risk to neighbours and the escarpment.

If the owner enjoys tennis perhaps he/she should join Careel Bay tennis club as this rectangular site does not merit a court of its size and it does not meet green space requirements and severely limits the potentially sensitive development that could otherwise occur if the site were used for a residential development only.

We will lose any hope of maintaining for Pittwater any semblance of sensitive community development going forward if we continue to allow developments of this nature, not in keeping with its surrounds, heritage values and green/vegetative amenity. All previously rated conservation properties should remain so because even in areas that have a C4 rating

insensitive development seems to be the order of the day with Councils bypassed and planning panels or the L&E courts used to subvert goals for future generations.