
Sent: 15/11/2022 12:16:43 PM
Subject: Submission
Attachments: Submission for DA 2A Allen Ae Bilgola Beach.pdf;

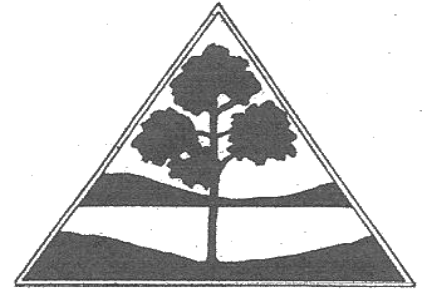
Please find attached our submission on DA2022/1494 for 2A Allen Ave Bilgola Beach

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Management Committee
AVALON PRESERVATION TRUST
Incorporated as AVALON PRESERVATION ASSOCIATION
P.O. Box 1
Avalon Beach 2107

Avalon Preservation Trust

incorporated as **Avalon Preservation Association**



Submission: DA2022/1494 2A Allen Ave Bilgola Beach

November 14 2022

Avalon Preservation Association objects to this application. It is a gross over-development of the site and fails to comply with many controls. We support the objections by Bilgola Beach Residents Association to this DA.

Some of failures to comply as listed by Karen Buckingham on behalf of her client Mr John Sexton of 4B Allen Avenue are:

Pittwater LEP 2014, Cl.4.3 Height of Buildings, Cl.5.10 Heritage Conservation, Cl.7.2 Earthworks and Cl.7.7 Geotechnical hazards

Pittwater DCP 2014 Controls, A4.3 -Bilgola Locality; C1.1 – Landscaped area; C1.5 -Visual Privacy; C1.6 - Acoustic Privacy; C1.16 -Development ancillary to residential accommodation – tennis courts. (This is possibly illegal); C3.1 -Character as viewed from a public place; D3.7 -Side and rear building line; D3.9 – Building Envelope; D3.11 Landscaped Area – Environmentally Sensitive Land and D3.12 – fences.

There is no justification for failing to comply with the controls on this C4 zoned land. The development is totally in conflict with the landscape character and ambience of the Bilgola Beach area and would have a detrimental effect on the liveability of the area for the other residents. It is not in the public interest.

We urge Council to reject this DA.

Marita Macrae

Secretary,

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