

From: [DA Admin Mailbox](#)
To: [REDACTED]
Subject: FW: 2A Allen Ave, Bilgola Beach
Date: Monday, 11 September 2023 4:11:42 PM

From: William Hughes [REDACTED]
Sent: Friday, September 8, 2023 5:13 PM
To: Adam Croft <adam.croft@northernbeaches.nsw.gov.au>
Subject: 2A Allen Ave, Bilgola Beach

Dear Adam

Re 2A Allen Ave Bilgola Beach

I refer to previous representations made to Council by my sister, Anthea Munroe of Wednesday 6 September and wish to provide my own submission relating to the important issue of rear set-back and Council's consideration of that.

As you know the proposed development is on a very large block, no shortage of land exists to develop the house on this land. The Objectives behind the rear set-back control are founded in preserving amenity for adjoining properties. The Objectives of the rear set-back control also help to achieve development in line with the Objectives of the Zone.

There is also the very relevant and topical issue of State and Local Government development policy around Climate Change and how these direct a very *conservative approach* to any variation of Controls in vulnerable areas, like Bilgola Beach. Enforcing setbacks on such a large block would seem to be without issue.

The more the development is moved forward the lower it becomes relative to the houses behind. Therefore amenity, streetscape, safety in the context of Climate Change, the objectives of the Zone (the list goes on) can all be achieved if the rear set-back control is enforced.

There is no public interest/benefit associated with the newly reinstalled tennis court, so we trust that its preservation, *at the expense of enforcing with the rear set-back control*, is not a factor being considered by Council, however, we would appreciate confirmation.

Also, as you know, Council is required to consider the provisions of any Environmental Planning Instrument (EPI): clause 4.14 of the EP&A Act 1979. The preface to Towards 2040 says that this Local Strategic Policy is to be used to inform the development of a new Local Environment Plan (LEP) for the Northern Beaches Council. Again we trust the Council will walk the talk on its Climate Change development policy presented in this document.

Please confirm receipt of this email,

Thank you and Kind Regards

William Hughes

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