
Sent: 25/08/2021 12:23:53 PM
Subject: Online Submission

25/08/2021

MR Peter Stutchbury
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RE: DA2021/1164 - 521 Barrenjoey Road BILGOLA BEACH NSW 2107

Dear Madame / Sir,

RE: The several sites adjacent to Barrenjoey Road on the high side south of Plateau Road roundabout should not have been initially created as building lots.

The peninsula north of Mona Vale significantly maintains a reasonable approach to development and more importantly a responsible approach to land.

Extreme sites will always challenge a developer as invariably the land has been purchased at reduced costs.

What is proposed at 521 Barrenjoey Road is a misunderstanding of both land and community.

Unfortunately it is becoming evident that Northern Beaches Council is unable to recognise the value of our environment and its maintenance into the distant future.

Although the Avalon koalas have been lost through council's short term vision, I suggest should any development similar to this current proposal proceed a precedent will be set and a new level of land abuse will become activated.

Sites on the waterfront at Palm Beach suggest the Council's willingness to understand and respect the land falls a long way down their list for the future vision of the Peninsula.

In the not too distant future the asset of the natural environment will surface as a core of understanding. Culturally we are moving toward a natural wasteland.

Developments as proposed at 521 Barrenjoey Road are an indulgent exploitation of the system - as planners, designers and administrators we need to recognise the difference of land - of beachfront to hilltop to sand dunes to valleys etc.

Simply, the building proposed at 521 Barrenjoey Road is not accurate to the land or the place. It is rather thoughtless.

It is time council became deliberate and firm with their vision for their precincts. How does this proposal ever get considered unless encouraged to do so?

I commend council on their appointment of a highly qualified Urban Design Review Board - perhaps they could be better integrated into the design assessment process.

There exists a trend toward short term thinking - planning.

A responsible approach can exist to this land however it requires the owner to respect the land and the community.

Regards,
Peter Stutchbury