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Subject: Online Submission

11/08/2021

MR Greg Ross
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RE: DA2021/1164 - 521 Barrenjoey Road BILGOLA BEACH NSW 2107

1/13 Trevor Road.
Newport NSW 2106
11 August 2021

Mr. Ray Brownlee Chief Executive Officer Northern Beaches Council

RE: Rejection of DA2021/1164 521 Barrenjoey Road Bilgola

This proposed development must not be allowed as all the properties on Barrenjoey Road south of the roundabout at Plateau Road (Kamakazi Corner) should never have been zoned for residential development. The land was originally owned by the Department of Main Roads as this road was meant to be made 4 lanes with a lot of the fill that came from the Roseville bridge Construction in the early 1960s. When they sold the land, it was rezoned for residential development by the then Warringah Shire Council.

Approval of this development would devastate the amenity and environmental significance of this area. 521 Barrenjoey Road has significant remnant forest, including spotted gums, angophoras and macrozamia, all of which have historic and environmental value. The DA proposes the removal of 30 native trees. The bushland also provides stability for the very steep slope. As the crisis of climate change intensifies, we should be protecting established trees not demolishing them, thereby protecting steep slopes, and not undermining them. The construction of a very large building would destroy this important area of native bush. The structure would be glaringly at odds with the surrounding remnant forest.

Car parking non compliance in the DA states Car parking for 4 cars is provided in the proposed carport and garage. The car parking proposal is unable to comply because there is insufficient area for the garage and car port. This insufficiency does not entitle the owner to disregard compliance. This failure to comply demonstrates the limitations and unsuitability of the site for the proposed development. Compromises must not be permitted because of the limitations and unsuitability of the site. This would set a dangerous precedent. Traffic One of the conditions of development when the Department of Main Roads sold these properties, was that vehicles would only exit northwards and would only enter from the south. This condition, which of course is impossible to monitor or enforce, was certainly an acknowledgement of the traffic hazard these properties presented, even all those years ago. Any excavation and building on this site will cause significant traffic hazards and delays for months. This road is such a dangerous road especially in wet weather. There are often collisions even in fair weather. Ensuring safe access and egress from the site with traffic control procedures implemented for heavy vehicle movements as required. This is not possible. Each access, egress and manoeuvre onto the narrow site will cause massive disruption to traffic flow.

For reasons of safety, amenity and the environment, no further development should occur on the iconic Bilgola Bends.

Yours faithfully,

Gregory Ross -long term resident since 1952