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Subject: Online Submission

27/08/2021

MR Christopher Daly
95 Cheryl CRES
Newport NSW 2106
cndaly@bigpond.com

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

I have carefully studied most of the documentation submitted for this proposed development. After reading " N0335/11 - Assessment Report - 521 Barrenjoey Road, Bilgola - Excavation and earthworks, construction of a new driveway, double garage, access stairs and installation of a turntable" I felt sure that the proposal would have been rejected on the many substantial issues raised. This concluding statement has left me dumbfounded: "Overall, the proposed development is considered be the most reasonable and practical solution to provide access and off-street parking to a residential zoned parcel of land, to service a future dwelling on the subject site." Since when were "reasonable" and "practical" sufficient conditions to approve such a development. I have read many of the submissions against this development which raise many reasonable and practical considerations for why this development must not proceed. I feel sorry for the land owners and their plans for a "dream home" on a steep south facing escarpment with no practical road access. This escarpment should never have been zoned residential. The land is too steep and relies on established vegetation for stability. There is NO reasonable access to these blocks from the Barrenjoey Road side. This subdivision is typical of several other subdivisions in the Bilgola Plateau area where there was NO consideration given to practical access. I note that the house at 511 Barrenjoey Road has its access via a ROW through 25 Plateau Road. This would have been the only reasonable and practical way to provide access to blocks at 513 to 535 Barrenjoey Road, assuming that it was reasonable and practical to zone this escarpment for residential building in the first place. One can only assume that those who designed and approved the subdivision never actually looked at the contours of the land. I could go on, but I will rely on the excellent content of the several hundred other submissions rather than reiterating here.