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Subject: Online Submission

06/08/2021

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

6 August 2021

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RE: DA/2021/1164 - 521 Barrenjoey Road Bilgola Beach NSW 2107

Dear Anne-Marie Young

I am writing in objection to the development application for 521 Barrenjoey Road Bilgola Beach. My reasons for objection are outlined below:

- **Character.** The proposal does not respect or reflect the existing neighbourhood character. The architectural style is bulky and exceeds the building height limit of 8.5 metres. The proposed development does not comply with the Bilgola Locality Statement which states that new dwellings must not exceed a two storey limit. The private open spaces at the side and rear of the property do not comply with setback controls, nor does the garage. A development of this scale will negatively impact character and amenity of the area.
- **Biodiversity and loss of vegetation.** The Bilgola Bends is renowned for the spectacular canopy of dense littoral rainforest and is essentially the "entrance" to the upper Northern Beaches. The Biodiversity Impact Statement for the proposed development site identified 30 different fauna species of conservation significance having been recorded within a 5km radius of the site. Threatened species such as Powerful Owl, Grey-headed Flying Fox and Large Bentwing Bat are known to forage at the site. 25 trees, mostly Sydney Red Gums, will be removed to make way for the dwelling, driveway and garages. The Statement noted that hollows were visible on some of the Sydney Red Gums which are flagged for removal. This indicates the presence of local fauna, which cannot easily be relocated and should be protected.
- **Traffic and congestion during construction.** Barrenjoey Road is the main road connecting the upper northern beaches villages to our southern neighbours and is already congested on weekdays. A development such as the one proposed will see considerable movement of heavy vehicles and machinery during the construction phase, and may result in lengthy delays for residents who travel this road on a daily basis. Furthermore, there is limited opportunity to overtake along the Bilgola Bends. With increased congestion and delays, along with the significant number of cyclists navigating the bends, there will be further risk of traffic accidents.

The Construction and Traffic Management Plan states that all trucks will load and unload within the site. It is simply not possible for trucks to load/unload within the site as there is currently no vehicular access to the site. Considerable work will be required to create the access before trucks can load/unload. This will cause congestion, delays and obstructions along that stretch initially. This particular area of the bends is hazardous as is and will be even more so with vehicles entering and exiting the property, both during and post construction.

- Obstruction of emergency service vehicles. Barrenjoey Road is the main access road into and out of the area. With the increase in movement of heavy vehicles during construction, and no opportunity to turn around once entering the Bilgola Bends, I do have concerns around potential obstruction of emergency service vehicles such as ambulance and fire and rescue trucks. Upper northern beaches residents do have a considerable distance to travel for emergency care and rely on being able to travel via Bilgola Bends without experiencing significant delays.

Has the Avalon Beach Fire and Ambulance Stations been consulted on any potential obstruction of Barrenjoey Road? The Construction and Traffic Management Plan states that emergency service vehicles will be given right of way. Does this mean traffic control measures will be in place during construction?

- Impact on parking. The Construction and Traffic Management Plan states that workers will be directed to park in surrounding streets. There is already increasing pressure for on street parking in the surrounding streets, so this is a concern for residents and visitors. Furthermore, if workers park in surrounding streets they will have to walk along Bilgola Bends to access the work site. There is no pedestrian access along this stretch making it incredibly dangerous for workers, cyclists and drivers. Considering works are estimated to take around 60 weeks, this presents challenges for all.

- Other concerns. With such deep excavation required at the site we may see land subsidence and impacts not only on surrounding homes, trees and animals but also on RMS and council assets. We may also see more development applications for bulky and visually unappealing architecture that is not in keeping with the character of the area.

Thank you for considering my objection concerning the proposed development.

Yours faithfully

Michele Tick