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Subject: Online Submission

16/08/2021

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

RE: DA2021/1164 521 Barrenjoey Road, Bilgola Beach NSW 2107

Dear Ms Young,

I wish to register my objection to the proposed development at 521 Barrenjoey Rd, Bilgola Beach -

otherwise known as Bilgola Bends.

As a northern beaches resident of over 50 years, I am surprised to see this site being considered for development at all, especially in such an unnecessarily large, austenatious and unsympathetic way.

It really is hard to know where to start in terms of listing my reasons for objecting.

Aside from being visually imposing and incongruous to the area , my main objection is that the proposed design and associated landscaping in no way meets the E4 standard of "not resulting in an adverse impact to the environment". The loss of so many trees is unacceptable.

As the Arborist's own report states;

'The site is heavily treed containing numerous ecologically significant trees that are indicative of the original vegetation found in the area. Of the fifty three (53) trees included in this assessment approximately 70% are identified as Angophora costata (Sydney Red Gum) and 15% are identified as Eucalyptus umbra (Bastard Mahogany). These species are associated with the Endangered Ecological Community (EEC) known as the Pittwater and Wagstaffe Spotted Gum Forest in the Sydney Basin Bioregion'.

The majority of these trees have a predicted lifespan of over 40 years.

Any trees that survive the build will then be subject to the 10/50 rule of bushfire prone land.

Meaning , any tree within 10 metres of the dwelling may be removed without permission.

According to the bushfire report, there would be future restrictions and limitations to tree and shrub coverage should the development proceed.

This is without considering the impact of a majority tree loss upon the remaining trees, which would become vulnerable due to the loss of community.

With Northern Beaches LGA's woeful status as the worst in the state for canopy loss , I would like to see a commitment to the preservation of areas of remnant bushland such as this site.

The approval of recent non compliant developments on Wandeen Rd Clareville and Plateau Rd, Avalon leave me wondering what value, if any, is placed on the E4 classification?

This stretch of bushland is also a threatened bushland eco-system and an essential wildlife corridor.

This development should be rejected on the basis of its environmental impact alone.

Further to this , I object to this development application on the followings grounds;

Compliance

The height, bulk, scale and set-backs of this proposed development are by the architect's own admission , non compliant. The 72.5% coverage of the site is unacceptable for such a highly

visible area and would set a frightening precedent for the development of the adjoining sites. Bilgola Bends is the gateway to the peninsula and is the physical representation of the green, relaxed, laid-back lifestyle for which we are known and loved.

The community's affection for "The Bends" should not be underestimated and deserves to be considered and supported by our elected council.

Safety

This stretch of road has a history of land slippage. This is common knowledge to long term residents.

To suggest otherwise is false.

The risk of further, potentially life threatening incidents due to the extreme excavation of the land is impermissible. The creation of a vehicular entrance on a blind corner of a stretch of road known for frequent accidents, is ridiculous and irresponsible. Where will visitors to this property park? Also, there is currently no safe pedestrian access.

Disruption to Traffic (during construction and beyond)

Given Bilgola Bends is the main access road to Avalon and beyond, with no provision for parking (off street or otherwise) for trades, equipment, supplies etc. the year + long construction timetable will cripple what is already a bottle-necked road. The surrounding streets, such as Plateau road, cannot legally accommodate parked vehicles. This disruption to community is not to be borne.

As a resident of Bilgola Plateau I am concerned that the Plateau will become a 'Rat run', used by impatient drivers. Our narrow and difficult streets could not safely accommodate such an increase in unfamiliar drivers. During weekends and summer holidays the situation will become unbearable.

Considering that our closest hospital is already an unsafe distance away, the possibility is real that this construction site could cost someone their life, by blocking access by an emergency vehicle.

I implore you to reject this application and further request that council reconsider the approval of any development on this site and the adjacent vacant blocks in the future.

The best solution would be to acquire the remaining blocks as green space, or reserve.

This was successfully achieved at Hillside Rd Newport in 2019.

Thank you for your time.

Regards,

Danielle Bressington