
Sent: 19/08/2021 4:33:41 PM
Subject: Fwd: 521 Barrenjoey Rd - APA submission
Attachments: APA Sub 521 BjoeyRd16.8.21.docx;

>
> Dear NBC Planning & Development
> The APA submitted comments re DA2021/1164 on 17/8/21, but the submission has not appeared on the public comments list on the DA site to date. We note the site is updated daily.
> Just checking that it has been received & that it will hopefully be posted on the site this morning (19/8)?
> Thank you.
> Sincerely
> Chelsey Baker
> APA

Avalon Preservation Trust

incorporated as
Avalon Preservation Association



17 August 2021

Dear Northern Beaches Council

Re: APA Submission re DA 2021/1164 - 521 Barrenjoey Rd, Bilgola Beach

Avalon Preservation Association notes and fully supports the community opposition to this DA. We note there are over 150 submissions in opposition to date, which indicates the level of concern this DA is causing Avalon residents and those in surrounding suburbs, particularly north of Newport.

This DA is concerning for its non-compliance across multiple controls. We echo and fully support the submission of G & T Gorick, which thoroughly dissects the non-compliance issues and points out irregularities and misleading information within the DA, as do many other residents in their submissions.

APA are particularly concerned with non-compliance regarding bulk, scale, height, amenity for neighbours, nearby residents, and visitors; incursions onto the road reserve, and traffic issues surrounding the build that will affect access and egress for all suburbs north of Newport.

We object to the loss of trees on this E4 zoned, EEC identified land. The DA proposes removal of the existing soil profile and interrupts the almost contiguous green vegetation that extends from Attunga Rd, Newport to the Plateau Road/Barrenjoey Rd, Avalon intersection and includes the Hamilton Estate reserve. It will destroy the wildlife corridor & habitat that currently exists. It does not achieve the objectives of either the Pittwater LEP or DCP.

APA are concerned regarding the precedent this DA will set for future builds along this stretch of road. The Bilgola Beach 'amphitheatre' on which this site is located is a view catchment of unparalleled visual beauty. This will be negatively impacted by this build. Tree loss would be further exacerbated by the RFS controls and limitations on new plantings.

We believe this to be an ambit claim by the developer, but the redesign required to satisfy the controls, would be such that the existing DA would be unrecognisable and therefore an entirely new DA should be required. A buy-back/rezoning of this land, & that of other vacant blocks along The Bends, would be the most satisfactory solution, so this appalling precedent would be avoided and the future of this regionally significant bushland can be assured.

There is a long history of drainage and land slip events along this section of road. The proposed 31 metres of built form is excessive in the extreme and if landslides were to occur during the build, would significantly impact the main access road into the far northern villages of Pittwater and all travellers who use The Bends, including emergency vehicles and public transport.

We urge NBC to reject this DA and seriously consider rezoning all remaining blocks of land along the stretch of road, known as 'Bilgola Bends', as Crown Land, Reserve, Community Land, RMS reserve or similar, to reflect the ecological and view corridor values, unstable steep site, in addition to access and traffic issues for the communities north of Newport.

Sincerely
Executive Committee
Avalon Preservation Trust
Incorporated as Avalon Preservation Association