
Sent: 7/09/2021 1:50:21 PM
Subject: FW: Submission Re: DA2021/1164

Sent: Tuesday, 7 September 2021 1:22 PM
To: Council Mailbox <council@northernbeaches.nsw.gov.au>
Subject: Submission Re: DA2021/1164

Dear Sir/Madam

This submission is for the DENIAL of development consent on the property at 521 Barrenjoey Rd.

The numerous existing submissions against this development reflect my thoughts on the subject & support DENIAL of consent, namely:

1. Historical landslip sites in close vicinity of this site, at 517 and 519 but not noted in Douglas Partners report - despite the Geotech Engineers report that the site is suitable – clearly it is not.
2. Traffic concerns during development. We can see the site requires huge excavation of both public & private land, right from the verge of Barrenjoey Road, which is only single lane in each direction. There is NO “workable zone” anywhere near the site, let alone right in front. The DA claims that "Limited car park will be available on the site and parking on Plateau Road and further down Barrenjoey road will be utilised for construction teams. Pedestrians can access the site from along Barrenjoey Road or along Bilgola Terrace." There won't be any carparking available on site! The 11m x 7m pad in front of the site (WHICH DOES NOT EXIST TODAY – will create its own problems as it is made/excavated) will be full of work equipment. There is no parking on Barrenjoey Road as stated. Barrenjoey Rd will be a constant STOP/GO zone, throughout the day for a minimum of 16 months (according to DA). Just look at the crane & excavation requirements & impact of developments further along Barrenjoey Rd (Palm Beach bends) and on Whale Beach Rd & on The Serpentine. They illustrate the true scale & impact such excavation creates – and they had the advantage of existing off road access – a true verge on side of road. Yet these sites have still impacted the locals & visitors travelling along these roads. The amount of landfill to be excavated & taken offsite along Barrenjoey road will be of considerable traffic impact – that's a lot of 10ton tip trucks !
3. Future development scope creep. This DA will provide precedence for similar developments on either side of this site, with potential for years & years of ongoing traffic issues. Not to mention the aesthetic degradation of the entire hillside – from leafy tree covered natural vegetation into a blank wall of concrete running along Barrenjoey Rd across all sites benefiting from this precedence. The potential outcome can be seen on “the Serpentine” where such developments have already taken place. The vegetation plans are VERY MISLEADING in the DA. There is not just the removal of 11 Community owned trees on Rd reserve plus the 17+ onsite – it is all the ground clearing & levelling to create the tiers up the site. At best these are being replanted with small shrubs, as there is a concrete base underneath the freshly deposited soil (at some time in 18 months in future) that cannot possibly support trees of any significance.
4. The Council's own Bilgola Locality Statement says that dwellings must not exceed 2 storeys in any one place; the proposed development violates this rule in several places. Just look at the Engineers report to get a true view in profile up the 30M+ off development & at least 6 levels of living spaces, plus 3 levels of garaging/turntable & undetermined use rooms above it.
5. Non-compliance of garage position. No approval from RMS for the proposed turntable on the road reserve which surely is dangerous so close to a busy road.
6. The proposed building heights exceed the allowed 8.5 metres in several locations (its really 30M+ of vertical development into the hillside), and there is no reasonable justification given to exceed the maximum allowed height.

For these reasons the DA should be completely rejected.

Regards