
Sent: 31/08/2021 1:12:44 PM
Subject: Online Submission

31/08/2021

DR Rohan Baker
24 OLD BARRENJOEY RD ST
AVALON BEACH NSW 2107
rohanbaker1@optusnet.com.au

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

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

The proposed development is totally unsuitable for this site, and there should be no development on this site. I agree with the many submissions on this DA that I have already read, and would like to emphasise the following:

- (1) 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.
- (2) The proposed building heights exceed the allowed 8.5 metres in several locations, and there is no reasonable justification given to exceed the maximum allowed height.
- (3) The impact on traffic around Barrenjoey Road, and adjacent rat runs on the Serpentine and over Bilgola Plateau will be horrendous, and will severely impact the through movement of any emergency vehicles north of Newport. As the Arborist Report states, "The carriageway [Barrenjoey Road] does not permit any vehicular stopping or parking outside the site", whereas the Traffic Management Plan states "No construction/work zone will be required. All vehicles will load and unload from within the site." I'm not sure if the authors of the Traffic Management Plan had the chance to visit the site, but their statement is severely in error; vehicles can neither access the site due to the steep slope, nor park outside. Other submissions have suggested access from Plateau Road, and this is the only practical option.
- (4) The Arborist Report concludes that the "land [is] identified as holding biodiversity and ecological significance" and has a "high landscape significance rating" but then recommends destroying "22 high retention value trees". This is clearly at odds with the Council's own LEP and statements to the effect that the Bilgola amphitheatre is the entrance to the bushland northern part of the Peninsula. This proposed development will scar this natural amphitheatre, severely detracting from the visual spectacle of the Bilgola Bends, and create a dangerous precedent for further out-of-character development. This lot, and adjacent lots, should be transformed into a reserve.