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**Sent:** 9/08/2021 3:53:22 PM  
**Subject:** Online Submission

09/08/2021

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

Dear Sir / Madam

I have become aware that there is a planned development for 521 Barrenjoey Road, Bilgola Plateau. I request that this application not be approved for a number of reasons outlined below.

I also request that the submission timeline be extended given that there is currently no notice to the public of this development application displayed outside the property. I request that the notice be posted and that the full timeline from the date of posting be provided in order for the thousands of residents who are impacted by this development to have proper opportunity to review and comment. To do otherwise is not to operate an open and transparent process, and not allow impacted residents of and visitors to the Northern Beaches to make an informed choice to provide comment, or not.

The proposed development potentially affects thousands of people who live in Avalon, Whale Beach, and Palm Beach who access their suburbs via "The Bends" on Barrenjoey Road, access which will be significantly impeded for more than 18 months should this DA be approved. These Northern Beaches citizens should be given clear and proper opportunity to review the development application and make comment.

At the heart of my submission, I request that the Northern Beaches Council purchase this land and zone it and its adjacent properties bordering "The Bends" along Barrenjoey Road as free from residential or commercial build.

My issues for concern are:

**1. TRAFFIC HAZARDS AND DISRUPTION TO THOUSANDS OF PEOPLE FOR MANY MONTHS**

Access to the block is from a part of Barrenjoey Road known as "The Bends". This section of road is narrow and windy with many blind corners and limited visibility. A development of this magnitude and complexity will severely reduce traffic flow, creating a traffic hazard and dangerous driving conditions for thousands of Northern Beaches residents, including those who reside north of the address, but in no way limited to them alone given that the northern part of the Northern Beaches is accessed and enjoyed by many thousands more people beyond its residents all the time. The size and complexity of this build will take more than a year, severely limiting access to and enjoyment of residents own homes and suburban facilities. It is simply not a suitable site for a residential build given the lack of access to the site.

Moreover, if there are delays and traffic jams cars will try to divert down The Serpentine and over the Plateau at the first opportunity. This will result in traffic jams along The Serpentine and in the narrow streets of the Plateau also. Both areas are unable to take such traffic and many houses have obstructed or partially obstructed driveways which require residents to reverse onto the road to exit their homes. An increase in traffic volume for these streets to be used as detour roads stands to create unnecessary risk and the potential for a severe accident or fatality.

The proposed construction is near a blind spot on Barrenjoey Road. It will be highly dangerous for traffic along that blind spot when large trucks and vehicles are entering and exiting the site and will probably mean the permanent use of stop/go signs. The application states that any vehicle leaving will exit south but this will not be possible for the larger vehicles who cannot turn in front of the proposed garage.

The disruption to traffic throughout the day, and especially during already peak periods, is already high and will become completely unacceptable to the residents and visitors to the Peninsula. If for no other reason this alone is why this application should be rejected, including any future development along that strip of land.

## 2. PARKING CONGESTION AND LACK OF PEDESTRIAN FOOTPATHS PUTTING LIVES IN DANGER

Road-side parking is non-existent for the many tradespeople who would be required to access the site of 521 Barrenjoey Road. Therefore, for the duration of any build, many individuals will be forced to park in side streets and neighbouring locations. Not only is there is very limited parking along these side streets for existing residents and their visitors, but there is no pedestrian access to 521 Barrenjoey Road, forcing people to walk on a heavy used roadway putting the lives of motorists and tradespeople alike, in danger.

## 3. THE SCALE and HEIGHT OF THE DESIGN IS EXCESSIVE FOR A NARROW STEEP BLOCK BEYOND REASONABLE VARIATION LIMITS

Height controls exist to prevent buildings begin built more than two stories high. The back section of the building is not only four stories high, but it has a swimming pool and fence sitting above that. At 10 metres high this area of the development exceeds the building height restriction. This is an exceptionally large house. There is no reason for this excessive height to be approved under the variation allowance.

The claim that the building is in character with the adjoining dwellings and others in the immediate vicinity is completely false given that the surrounding area is currently given completely to greenery and vegetation in what is a unique corridor of access to the northern end of the Northern Beaches. The building will be intrusive from all vantage points, including the streetscape and should not be approved.

Setback Controls do not comply: Side setback - this does not comply with the private open space directive; Northern setback - this does not comply with the private open space directive and is also a privacy issue; The garage does not comply with the 10 m front setback.

The argument that Council should overlook these breeches because of the steepness of the land is not a relevant argument considering the excessive development coverage of the site.

Building Envelope Controls are exceeded: The proposed development does not comply with the building envelope control. The total area of the subject land proposed for development is estimated at about 689m. Approximately 500m<sup>2</sup> of which will be subject to development, which

means almost 73% of the land will be subject to development. This is unacceptable for such a highly visible construction in a highly visible and environmentally sensitive location.

#### 4. DISRUPTION AND IRREPARABLE DAMAGE to FLORA AND FAUNA

This corridor of vegetation and greenery is currently home of many species of flora and fauna. The extent of the excavation, and the duration of a major building site for what is conservatively estimated as already over 15 months is irreparably damaging to the local flora and fauna, not to mention the dust and pollution generated by a development of this magnitude. It is also a land-slip risk and the proposed development proposes digging substantially into the hillside which could impact pre-existing structures above and below. A large number of trees are being proposed to be removed, many of which are protected gums that are strictly preserved in other parts of the Northern Beaches for good reason.

#### 5. APPROVING THIS IS A DANGEROUS PRECEDENT FOR FUTURE DEVELOPMENT AND HYPOCRITICAL TO PUBLISHED COUNCIL POLICY

The Applications claims that the proposed development complies with the intent of all Council's policies, and enhances the natural and built environment. This is simply false.

The bulk and scale of the proposed development is out of character with the area and would severely impact the current landscape, views and aesthetics of this unique area. Approving this development will set a disturbing and dangerous precedent, encouraging more development along this beautiful and unique piece of remnant land on the Peninsular and destroying the environment for some precious indigenous species, namely Kookaburras, Wallabies, Bush turkeys, Pygmy possums, to name a few, as well as the habitat of many species of native birds.

It will also potentially cause years of disruptions and congestion as more and more applications are lodged and houses built. Approving this application will set a precedent, making it nearly impossible to reject similar future applications. Visually and practically 'the bends' is the beautiful gateway to the upper Northern Beaches. It is unique and it is worth preserving.

In conclusion, I reiterate the request that the Northern Beaches Council protect this land for all future generations to enjoy by acquiring the land along Barrenjoey Road that borders the unique corridor known as "The Bends". But at the very least, that the Council address concerns such as those raised above which are significant and will otherwise be widely felt by thousands of Northern Beaches residents before any development of any kind is approved for this area.