
Sent: 12/08/2021 1:41:47 PM
Subject: Online Submission

12/08/2021

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

8 August 2021

Mr Ray Brownlee
NBC

Submission re 521 Barrenjoey - DA2021/1164

As nearby long-term Avalon residents who use The Bends daily, we urge NBC to reject this DA. This is a watershed development proposal. NBC needs to take responsibility and ensure protection of The Bends, as stewards of this unique bush & littoral rainforest 'gateway' which has regional significance.

This DA directly contradicts or ignores Council's own DCP and planning guidelines in almost every control criteria for this locality:

Pittwater 21 DCP, A4.3 Bilgola Locality, "The Bilgola Beach Area" (521 Barrenjoey Rd address is designated as Bilgola BEACH) states:

"Is a visual catchment that is environmentally significant and extremely susceptible to degradation. Its unique local and regional significance requires protection and preservation, and further investigation for listing as an environmental protection and/or conservation area. Strict development controls will apply to this area (including a reduced building height limit to 8m) to ensure that its unique qualities are preserved through development that is sensitive to the area's characteristics. A Visual Protection Area (as identified in Bilgola Locality Map 3) contains particular controls to minimise the impact of development that is visible from public places. The beach, valley and headlands represent a quiet uncrowded environment with no formal commercial activity. Its unique natural, unspoilt, non-commercial character makes it attractive to local residents and visitors alike and reflects the relaxed beach lifestyle."

AND:

"Strong community objection to the widening of Barrenjoey Road and straightening the bends, and the sub-division of the Hamilton Estate, are indicative of the extent of community concern for the need to retain the unique character of the Bilgola Beach amphitheatre and limit further public infrastructure development."

This DA and its implications are as important as the 1102 Barrenjoey Rd, Palm Beach Fish & Chip site, and the 231 Whale Beach Rd General Store site, re its long-term effects on accepted

future development in this Bilgola Beach area & beyond. The Bends provides crucial access to Avalon, Clareville, WB & PB. It also provides significant fauna habitat & is a wildlife refuge. It is a beautiful visual corridor & view catchment that our community & visitors treasure. This will all potentially be lost if this DA precedent is passed.

The 521 Barrenjoey DA sets a frightening model for the remaining blocks of land along the entire Bends section of roadway. All this land ideally needs to be resumed or rezoned as Community Land, RMS reserve or similar, so it can never be built on. This needs to happen quickly, before any more DAs are attempted on these ecologically precious sites, & to reflect the unstable, steep slopes, impossible site access & potential road blockage issues for residents, visitors, public transport and emergency vehicles.

Noting again, that our community does NOT want The Bends widened, straightened, footpaths installed, or more trees removed, to help the developer in this DA quest - nor others that may follow. We want The Bends retained as a continuous green corridor extending as much is possible, from south Bilgola Headland to Kamikaze Corner, & including road verge, to be protected for generations to come, along with the incredible views for all to enjoy, per the Bilgola Beach DCP. The Bends should be for through traffic only; with no further driveways, garbage bins or letterboxes to create dangerous distractions for drivers.

NON-COMPLIANCE

We object to the excessive height, bulk & scale of this DA. It is obscene in its size & excavation depth. It is non-compliant across multiple controls. Compliance re height, rear, side and front setbacks cannot be ignored or exempted because it is on a slope. Open spaces are important. Heights and storey limits must be enforced for us to have any faith in the NBC & state govt planning system. The amenity of the neighbourhood for residents and visitors will be negatively impacted. Views both for neighbours, and view corridors for those travelling through the area will be impaired/marred. The building envelope is excessive in the extreme. We fear that this developer is pushing the DA to extremes across all controls in the hope that NBC will require some small modifications, but then fearing the cost of continued push backs, NBC will give in and let this through. Then, as often happens, even more modifications will be forced through, and the community is left with an eyesore, and the historical entrance to our villages, irreversibly scarred.

ENVIRONMENTAL ISSUES

The DA Arborist report acknowledges that 22 of the 28 trees tagged for removal have 'high retention value'. Both the Arborist Report & Biodiversity Report read as though this site is incredibly significant as far as its ecological merits, including endangered species on and around the site and there being few weed species present - yet they both puzzlingly come to the conclusion that it will be acceptable to dig out a quarry size hole in a slip zone, bulldoze almost every tree on the block, and there will be little or no repercussions for the local wildlife, soil profile or flora? It simply cannot be justified nor supported by NBC. This DA attempts to, all but, completely remove an entire angophora forest within an Endangered Ecological Community. The few trees that are not felled will have little chance of survival without the others that act as support and wind break protection. Eight trees marked for removal are on public land/road reserve to allow a turntable/garage, also partly on public land. The community values those public trees and they should not be removed & replaced by the eyesore of a garage and turntable.

ACCESS

For practical purposes, the site is virtually impossible to access both for construction vehicles, workers and residents of the property ultimately. The Traffic Report is a complete farce and

reads as though the writers have never visited the site. It is deliberately misleading. There is little to NO parking in the surrounding streets for the construction workers' vehicles. The only access is walking along the side of The Bends to access the site? This is dangerous. Again, the community does not want the road widened and footpaths or concrete drains constructed on public land to accommodate this DA.

Realistically, there will be many workers & vehicles entering and exiting the site all day, every day for months - perhaps years. Huge cranes, trucks, etc will completely block The Bends when accessing the site; hence blocking access to all the upper northern beach villages. This cannot be 'managed' as the Traffic Report flippantly states. It will cause chaos.

In addition, The Serpentine & the narrow, steep roads over Bilgola Plateau, will become dangerous rat runs for traffic trying to avoid the inevitable hold ups from the build.

DRAINAGE & LANDSLIPS

There are also demonstrated landslip & drainage issues that have occurred along The Bends in recent years. These can only be exacerbated by this DA and others that would surely follow. If there were to be a landslide, the main access road to our far north suburbs could be impassable for weeks. The drainage lines from above the site will be completely changed by the excavation and extreme coverage of the site. Hence the new drainage lines will impact other sites, and the residences below.

This DA does not benefit the community, visitors, nor the environment. Whatever happened to 'treading lightly on the earth'. This DA is the exact opposite. The only person it benefits is the owner/developer. There are so many non-compliant aspects of this DA and deeply concerning issues of precedent for this community, that it must be rejected by NBC and further serious thought given to rezoning as Community Land or similar.

Sincerely
C Baker
Avalon Beach