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Subject: Online Submission

21/08/2021

MR Norman NOLAN
63 The Serpentine ST
Bilgola Beach NSW 2107
n.nolan@icloud.com

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

Please replace the submission sent earlier today with the following:

Attached is a submission from the Bilgola Beach Residents' Association Inc.:

August 20, 2021

BILGOLA BEACH RESIDENTS' ASSOCIATION Inc.

OBJECTION TO DA2021/1164

521 BARRENJOEY ROAD, BILGOLA BEACH

We object to the above Development Application in the strongest possible terms on the following grounds:

- 1) The proposed development is totally contrary to the aims and objectives of E4 zoned residential development as outlined in the Pittwater LEP and DCP.
- 2) The location on Barrenjoey Road on "The Bends" is particularly inappropriate for residential development with severe access and egress difficulties, both in the construction phase and after completion.
- 3) The significant loss of trees caused by this development and the loss of wildlife connectivity has been adversely commented on by NBC's Biodiversity report. If this development were to be allowed to proceed, it would create a precedent for similar developments and lead to the destruction of a critical section of the Pittwater environment.
- 4) It is vital that this DA is not allowed to be a "stalking horse" for a modified version which this (or any other) developer can use to obtain permission for a modified version on this or adjacent blocks on "The Bends".
- 5) Neither this site nor any of the other 17 sites fronting Barrenjoey Road on "The Bends" should ever have been zoned for housing due to the demonstrated propensity for land slips, the loss of a critical section of bushland and the danger to traffic caused by access and egress from these sites.

We therefore believe that Council should:

- a) Reject this DA;
- b) Immediately rezone all 17 blocks fronting Barrenjoey Road to public recreational use so that they cannot be used for housing. Existing use exemptions may have to be allowed for the five existing houses.
- c) Compulsorily acquire all of the undeveloped blocks including the subject block so that future developers can not seek exemptions to develop them.

Norman J Nolan
President
Bilgola Beach Residents' Association Inc.