
Sent: 20/08/2021 3:49:18 PM
Subject: Online Submission

20/08/2021

MR Karen Alchin
49 Riverview RD
Avalon Beach NSW 2107
karen@adhoc.net.au

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

Karen Alchin
49 Riverview Rd
Avalon Beach
karen@adhoc.net.au

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

I wish to object to the Development Application lodged for 521 Barrenjoey Road (DA 2021/1164).

The development is not in harmony with the area, it is over scale and too bulky for this sensitive site which is above a crucial roadway with threatened ecological surrounds and high land slip potential area, on such a steep gradient.

Too much vegetation has to be disturbed/removed, some of which we understand to be protected, destroying canopy trees, including angophora, red gum, and white mahogany and smaller trees include banksia and She-oak. This is a habitat for wildlife such as powerful owl, curlews and bats who have wide ranging foraging habits.

It is a totally impractical and massive development and sets an unwelcome precedent in what is an E4 Environmental Zone with an 8.5m two story limit. The Development appears to exceed this height limit and does not comply with setbacks at the front, rear and sides. The land size is only 689 sq m and the development is planned for 500 sq m. The planned development is out of character with its surroundings and an eye-sore.

The impact of building a property of this scale on the major entrance to Avalon is completely impractical. There would be massive disruption to the traffic on what is essentially the only road in and out of Avalon and the surrounding suburbs.

It is proposed that construction and delivery materials will occur from 7am - 5pm Mon Fri and 8am-1.30pm, thus causing disruption during peak traffic times. The traffic control report says trades will park in surrounding streets yet there are no surrounding streets, so how will trucks unload on the site before access is constructed? If you dont get everyone objecting to this now, they certainly will when works starts!

The Construction Traffic Management Plan, seems to be wholly inadequate. It does not acknowledge the unique features or requirements of this location, being on a narrow and winding approach to a busy roundabout which is already subject to congestion at times. The Plan totally fails to acknowledge Barrenjoey Road as the primary route into and out of Avalon

and Palm Beach and makes no assessment of its impact on traffic flows. It refers to giving precedence to emergency vehicles without any acknowledgement of potential hazards or blockages on a two-lane roadway with very limited room for vehicles to move to the verge. There is no acknowledgement of the potential for major disruption to traffic flows due to construction related movements, including site deliveries and works. It says all vehicles will be contained within the site yet does not acknowledge that their only point of access will be from Barrenjoey Road. The Plan refers to measures to manage pedestrian access yet very few pedestrians access this roadway in any case, so it appears the Plan has been written with very little consideration to the requirements of this site and totally ignores the significant disruption to traffic.

As such, I ask Council reject the DA in its current form.

Regards

Karen Alchin