
Sent: 1/09/2021 12:45:32 AM
Subject: DA 2021/1164 - 521 Barrenjoey Road, Bilgola Beach

Attn: Ms Anne-Marie Young

Development on this scale in the Bilgola Bends would be a tragedy. This section of road is iconic and unique and much loved by locals and visitors who appreciate this area for its natural environment. We are very fortunate to drive through this spectacular green corridor daily. Building on this stretch of land would be devastating and at odds with the Council's aspiration to "... ensure that development is balanced with our lifestyle and environment."

- * There is a very good chance the cost of the excavation and building will be greater than expressed and together with the potential for difficulties and landslide during construction, an ugly scar will be all that is realised.
- * Building on this site would set a precedent for future development of equally unsuitable dwellings on equally unsuitable sites along this stretch of road.
- * The scale of the proposed building necessitates using the road reserve for a turntable and retaining walls which demonstrates that the building is so bulky it has to make use of surrounding land. The entrance is 12 metres wider than the front boundary!
- * Non-compliance with height regulations. Non-compliance with car parking. Non-compliance with set backs - side, rear and front.
- * The development will have the appearance of a 10 storey building in a zone which has a 2 storey height limit.
- * Non-compliance of garage position. No approval from RMS for the proposed turntable on the road reserve which surely is dangerous so close to a busy road.
- * The property is in a landslip zone with a history of landslip nearby at 517 and 519 but this is not noted in Douglas Partners report. 65% of the vegetation on the land will be cleared and the remaining vegetation may be damaged due to the size of the building reducing soil stability.
- * Barrenjoey Road is a single lane access road for thousands of people, public transport and emergency vehicles. Disrupting the traffic flow would create chaos and is a serious safety concern - and construction could realistically take longer than estimated in the DA.
- * The traffic report grossly underestimates the impact construction would have on traffic flow. The report reads as a standard assessment of traffic control - not site specific. On reading the report you wonder if the authors have visited the site.
 - to say workers on the construction will park in nearby streets shows a lack of knowledge of the site;
 - there are no nearby streets and the closest streets are narrow with little parking already used by residents;
 - to say there will be safe management of pedestrians is ridiculous (standard?), along non-existent footpaths (did anyone visit the site?).

The Council states it wishes to "protect and enhance the natural environment". The environmental objectives of the DCP are to "maintain the natural beauty of the area by ... minimising land excavation ...". The social objectives of the DCP are to ... "conserve the heritage of the ... landscapes of Pittwater."

Should this proposal proceed a disastrous precedent will be set for further insensitive development.

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