
Sent: 16/08/2021 5:54:10 PM
Subject: Online Submission

16/08/2021

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

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I wish to strongly oppose the development at 521 Barrenjoey Rd Bilgola Beach,
This application is so glaringly non-compliant that I am shocked that it has gotten this far
through
Council.

The Owner/ Developer has completely disregarded planning laws to design a house that is so
out of step with its environment in an area that is zoned E4 Environmental living (low impact
residential living) that it will be a glaring eyesore in such a natural bush environment.

The DA in its current form relies on closing lanes and stopping traffic on the only arterial road
to the suburbs north of Newport on a blind corner on a highly congested and dangerous stretch
of road that has seen fatalities, even recently.

It exceeds height restriction for the area, it does not comply with front or side setbacks or
Building envelope controls, it is reliant on building outside of the site boundaries in an area
zoned SP2 (infrastructure) it is also reliant on removing 8 trees on public land.

There are numerous other planning controls that this plan completely ignores that have been
detailed expertly in other submissions.

The Traffic Management report is beyond inadequate and simplifies the incredible disruption to
thousands of people that live north of the bends and suburbs close by.

It minimises the fact that there is no actual pedestrian access to the worksite for trades
This would not only be a safety hazard for trades and others accessing this site but for
motorists and cyclists.

The Traffic Management report also mentions that trades will park in nearby streets,
As there are no nearby streets with available parking let alone the abundance of parking that
would be required for the large number of trades required on site suggests that whoever wrote
this plan has never been to the site.

The endless disruption to traffic due to truck and equipment movements from this site
will cause traffic grid lock of enormous proportions that will not only affect
Barrenjoey road but also The Serpentine and Roads over Bilgola Plateau which are not
equipped to carry the burden of the additional traffic flow.

This proposal has the potential to affect every resident in the suburbs located north of the
bends.

And other suburbs nearby, let alone public transport and emergency services.

It is beyond comprehension that the proposed disruptions to Barrenjoey Road are being
considered as acceptable

Given that it will benefit one landowner but disadvantage the majority of residents that live
beyond the bends.

The land at 521 Barrenjoey Road is zoned E4, Environmental living has been identified as
holding ecological significance, Developments are supposed to be designed to "minimise" the

impact on remnant native vegetation, including Tree canopies and ground cover species.
Yet this application is set to remove approx. 20 trees on the actual site and approx. 8 tree's that

Are on public land to provide access.

It proposed to trim tree canopy's and completely remove the ground cover with the enormous excavation that is planned.

Let alone the huge risk of land slip in this area.

Approving this development sets a dangerous precedent for future development in our area, it indicates to all future homebuilders and developers that the planning rules and environmental protections will not be adhered to by Northern Beaches council

And it will make it abundantly clear that the rules can be evaded.

As a lifelong resident of Avalon, I do not want to see this kind of excessive overdevelopment loss of trees and damage to the ever-dwindling natural flora and fauna

In our beautiful coastal village.

The design is so completely unsuited to the area and does not comply in any way with our environmental controls and completely ignores a huge number of planning controls

It makes assumptions that the residents of the area wish to lose public assets

And be hugely inconvenienced by the movements to and from this site both during and after construction all for the benefit of 1 homeowner.

This proposal should not be allowed to go ahead,

The council has an enormous responsibility to carefully consider this DA and its complete lack of compliance "intending to comply with all council's policies" is not actually complying.