

---

**Sent:** 17/08/2021 6:25:42 PM  
**Subject:** Submission DA 2021/1164  
**Attachments:** Submission DA 20211164.docx;

Richard West



## The Palm Beach & Whale Beach Association Inc.

[www.pbwba.org.au](http://www.pbwba.org.au) | PO Box 2 Palm Beach NSW 2108

Submission Development Application (DA 2021/1164) 521 Barrenjoey Rd Bilgola.

On behalf of the Palm Beach and Whale Beach Association (PBWBA) I wish to object to this development application.

The main concern of the PBWBA is the traffic problems that will occur during construction. The main access to Avalon, Whale Beach and Palm Beach is via Barrenjoey Rd on the "bends". The road is very narrow with one lane each way and no foot paths. In order to obtain routine access to the site the northern lane will have to be closed and for large vehicles the whole road will have to be closed. This will cause major disruption to the traffic flow. Congestion on the "bends" is already a major problem. It will become much worse.

Major excavations are planned in a land slip zone. The rubble will have to be removed from the site via Barrenjoey Rd adding to the problem. issues.

In this area at building sites there can be over 10 tradesmen trucks parked in the street at any one time. This causes considerable congestion. At this construction site there is nowhere for these tradesmen trucks to park on Barrenjoey Rd or in the adjacent streets.

The traffic plan in the DA does not address these

There is also the possibility that during the construction there could be a major land slide totally blocking Barrenjoey Rd.

The building itself fails to comply in many areas, the bulk and scale, setbacks, height etc.

It will have an adverse effect on the environment with the removal of many trees and bush land. It will reduce the green canopy and the green gateway entry to the north.

The land was sold by the Department of Main Roads. It was then rezoned by Warringah Council E4 residential development. This should never have been allowed as the land is unsuitable for residential development.

A solution to this problem needs to be found. This could be done by the appropriate re-zoning of the land. The other alternative would be for the lots on the escarpment to be returned to Crown Land by the NSW Government.

For all the above reasons. This DA must be rejected by the Northern Beaches Council..

Richard West AM

President PBWBA.  
16 August 2021