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Subject: Online Submission

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

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I strongly object to this DA on the following grounds:

1. The proposed development is totally out of character with the desired aims of the Pittwater LEP for E4 zoning:

" Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors."

2. The proposed development takes place, in part, on land not within the ownership and control of the owner. The turntable and splays are on land in public ownership and zoned SP2, for public roadworks.

3. The proposed development is a potential fire trap, with no means of external access or egress in the case of an emergency, such as a fire. The tunnel and lift shafts are a potential chimney which would make the internal stairs impossible to use.

4. The drawings supplied are incorrect in that they show the maximum building height as 8.5 metres, whereas in this particular area the maximum building height is 8 metres.

5. The proposed building height of 10 metres significantly exceeds the allowable height and is therefore non-compliant.

6. The front set-back of zero metres does not comply with the minimum of 10 metres, and the rear and side set-backs are also non-compliant.

7. Even with the non-compliant ownership of the access to Barrenjoey Road, the traffic problems caused by vehicles entering and leaving the property are substantial and extremely dangerous on such a busy road.

8. The Traffic Survey supplied with the documents has clearly been prepared by someone who has never visited the site . Suggesting that truck movements can be monitored by mobile telephone is madness - it is well known that there is no mobile phone reception around "The Bends".

9. The Traffic Survey also suggests that trucks will enter and leave the site on a blind corner in the southerly direction. Even with traffic lights, that is ridiculous during the day time, and will

create significant traffic problems. Recent roadworks conducted in that area were always conducted at night when traffic was minimal.

10. If the writers of the Traffic Survey had bothered to visit the site, they would have realised that there is no pedestrian access on either side of Barrenjoey Road and to suggest that workers could park in the surrounding area and walk to the site is unbelievably dangerous.

11. They would also have realised that there is no availability of parking in the surrounding streets - Council regularly issues infringement notices for vehicles parking on the verge in Barrenjoey Road - and there is very limited parking on Plateau Road.

Others have commented on the potential effects on the environment and flora and fauna and I won't add to them other than to say that I support them fully.

In summary, the development should be refused, both on planning grounds and for the significant disruption in the construction phase.