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18/08/2021

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

Re DA for 521 Barrenjoey Rd Bilgola Beach

I am against this proposed development in it's current form.

There are many homes overlooking Bilgola Beach which are nestled into the hillside and scarcely visible from below as they are enclosed by trees. They have views through the trees and are sympathetic with the landscape around them.

This proposed development is a very selfish attempt to create panoramic views for the owner at the expense of all others.

No home builder has a right to destroy trees to create views for themselves.

The unique characteristic of Bilgola is it's forestation. It is unlike almost every other beach.

Council must ensure all new builds must preserve that uniqueness.

This is a huge single development and would create a huge scar on Bilgola. One that would remain an eyesore and embarrassment forever.

But it is even worse in this case. There are 17 bush blocks adjacent to number 521.

A precedent would be established.

The owner of 521 is a developer. Is it his intention to replicate this inappropriate design 17 more times? Or are there other bush block owners who will believe they have a right to build similar designs?

If so Bilgola will become known as LITTLE BONDI.

Council must enforce an unwritten but historical rule that all new builds must be discreet and sympathetic to the area as they have been in the past.

There is also the issue of Bends Pressure. The Bends is already easily paralysed.

Seventeen extra vehicle accesses will be a nightmare. Council must think creatively about this problem perhaps by forcing the developers to widen and extend Bilgola Terrace for their access.

In summary council must not only consider this single DA but also the ramifications for seventeen more developments, many by developers who have no intention of living here to observe, everyday, the damage they have done.

BTW I note a construction estimate of just under \$2,500,000 which is absolute nonsense