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**Sent:** 11/08/2021 10:33:34 AM  
**Subject:** Online Submission

11/08/2021

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

I wish to submit a strenuous objection to the proposed development at 521 Barrenjoey Road Bilgola Beach - DA2021/1164.

Scope and character - Note zoning E4 Low impact residential development.  
This proposal fails to satisfy many of the requirements of the E4 zoning of low impact development and its size and nature will have an adverse impact on the character and amenity of the area.

- The proposal is bulky and overlarge and is not in character with adjoining dwellings and others in the immediate vicinity.
- It does not comply with 8.5 m height limit and has 7 levels of dwelling, plus car garaging below.
- It will not be disguised by revegetation (Note the Bushfire control recommendation that landscaping restrict planting in the immediate vicinity of the building which may over time and if not properly maintained come in contact with the building;)
- It is not "integrated within the landform and landscape".
- Does not comply with building envelope controls, nor the set-back requirements on the west, south and eastern boundaries.
- It does not reflect the Council's intention as stated in the Bilgola Locality Statement.

**Biodiversity and Tree preservation**

The destruction of the flora species required for this development is of significance and it should be rejected.

- The proposal includes the removal of at least 28 trees on site, 8 trees from the council road reserve and the pruning of a number of other trees on the block.
- It also requires the clearing of the understory shrubs and grasses from much of the block for both the dwelling and associated structures and for on-site storage during construction.
- The identified trees for removal are protected species that hold ecological significance.
- The site is described in the Arborist report as holding "high ecological value".
- Furthermore, the site is in the middle of a contiguous strip of remnant bushland which runs along the high side of Barrenjoey Road and forms a natural corridor for native fauna in the region. This development will significantly impact that corridor and damage the natural environment.
- The landscaping plan submitted is not reflective of the natural environment of the area.

**Geotech**

There is a large geotechnical engineering component for this development which does not

appear to be reflected in the cost estimate.

- Significant tunnelling under the site and excavation for the building, tunnels, lifts, and garages requires high level control measures.
- These control measure and the strict recommendations for construction are onerous and costly and there is a risk there will be unforeseen issues.
- These may cause serious, unforeseen consequences on the stability of the site and impact the roadway below.
- These may also lead to cost increases which may jeopardise the integrity of the building process and completion to the high standard required.

#### Traffic management

- The traffic control measures provided in the reports are wholly inadequate and do not reflect the true nature of the disruption this development will cause.
- Vehicles and loads cannot be contained on the site until access has been constructed.
- Parking on surrounding streets is almost non-existent.
- Trades have no pedestrian access as there is none on Barrenjoey Road.
- Trades will have no access to their tools of trade when parking offsite, leading to a pressure to park at the site.
- Ongoing movement on and off-site during construction will cause disruption to thousands of residents in the norther beaches.
- It will also lead to a risk for the fast and free movement of emergency services.
- This development will add to the already congested traffic on the southern side of the roundabout at Plateau Rd.

#### Streetscape

This development is grossly out of character with the existing streetscape and outside the vision for the Northern Beaches as propounded by the Council.

- This development is bulky, over-height, and multi-storied, with a large amount of glazing and bare stone walls.
- It has the potential to cause reflection issues for neighbours and nearby residents.
- It will have the effect of cutting a gash into the otherwise timbered and natural environment of the Bilgola Bends, which frame the approach to the Northern Beaches and form a natural corridor for native species which inhabit the Bilgola Creek area.

#### Risk

- This DA estimates a cost of \$2,499,325
  - Given the scope of the work required this figure is a gross understatement of the true costs associated with this development.
  - Further control measures or unforeseen site challenges could see additional costs leading to cost cutting measures.
  - This represents a significant risk to the council and residents if the control measures are not fulfilled.
  - If approved, this development sets a precedent for future development along the Bilgola Bends and will effectively destroy the beautiful natural and continuous corridor along the main access to the northern peninsular for all locals, business owners and visitors.
- I therefore submit my objection to the above proposal.