
Sent: 16/08/2021 5:53:41 PM
Subject: Online Submission

16/08/2021

MR Fred Fokker
ST
NSW
ssplash@hotmail.com

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

I wish to strongly object to this on the basis that the only way construction to build the proposed dwelling could be undertaken on this steep site (please visit it!) would be to completely destroy the trees and vegetation, completely excavate to the boundaries and back into the bedrock.

Destruction and removal of the vegetation is not acceptable. I assume Council has not abandoned its tree preservation policy.

Excavation would be no easy task in that location, as it would risk landslips - which have occurred in the past along that hillside - and result in blocking the only access road into and out of Avalon Beach and northwards.

The construction itself on that site would entail major traffic disruptions on the only main road into Avalon Beach, at any time of day. That is not acceptable on emergency access grounds, let alone inconveniencing and risking accidents to passing occupants of vehicles, from falling trees or excavation or construction works, affecting thousands of members of the public daily, solely for the private benefits that may be derived by a single private owner of the land. There are no public benefits from this development. That does not stack up on social equity/community assessment grounds.

The proposed development in that location will be an affront to and denigrate the natural landscape of the upper peninsula area at its entry point - the reason visitors come here. It will reduce the visual amenity of 12,000 residents who will be obliged to pass it - because it is on the only access road.

Approval could encourage DAs for other adjacent lots which are similarly unsuitable for development and risks ending up with a wall of 16 metre high buildings in a location prized for its natural beauty. What visitors would want to come here to view the kind of overdevelopment they can see anywhere else in Sydney. It MUST be protected.

The DA should be rejected completely because construction of a dwelling in that location is completely unsuitable.

The new owner purchased the block in full knowledge of its topographic constraints. The community - represented by the Council - should not feel any obligation to approve building on lot subdivisions drawn long ago on maps which bear no practical resemblance to real situations on site. To do so would be to promote bad community planning and development now.

The DA should not be approved.

Thank you