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12/08/2021

MR Martin Joseph Shannon
9 The Outlook Select...
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RE: DA2021/1164 - 521 Barrenjoey Road BILGOLA BEACH NSW 2107

I reside on The Outlook overlooking and with direct sight of 'Bilgola Bends', Hewitt Park and therefore also 521 Barrenjoey Rd, the subject property of the DA.

I am writing to object to this development for the following reasons:

- it is an incredibly excessive over-development of the property and at total odds with the area given the unique and sensitive nature of Bilgola Bends in so many respects including in terms of it operating as a green belt incorporating Hewitt Pk and being the main and unique single lane access route to north part the Pittwater Peninsula. Hence any development needs to be incredibly sensitive to its unique characteristics.

- of particular concern is the impact on the immediate and sensitive environment including the local flora and fauna given the subject property is very adjacent to the green belt bushland of Hewitt Park (as is our property). Hence in seeing and experiencing the local flora and fauna on a daily within this green belt including the unique and Powerful Owl being local to Bilgola, the impacts of the development on this unique environment is of major concern. Also noting some of this has already been lost (including a local Koala population) from previous over development. Additionally the destruction of trees planned by the development is not just a scar on the landscape but will have a major impact on the tree canopy that is such an important part of this sensitive and unique environment.

- in also overlooking from our property the busy traffic already on Bilgola Bends it is impossible to even contemplate the level of disruption, chaos and danger this development will create, not just during development but also once completed. From our property we regularly see accidents on Bilgola Bends including adjacent to the planned access point of the development, with one person having recently died as a result of an accident on the Bends. There is also an additional and significant danger to cyclists who use this route quite significantly, particularly at weekends. Hence for good reason why most adjacent houses to 521 Barrenjoey Rd on Barrenjoey Rd access their property from Plateau Rd and therefore explains why any development that provides for additional access on that part of Bilgola Bends is a recipe for chaos and extreme danger. Put simply the Bilgola Bends part of Barrenjoey Rd was not built to facilitate access to houses in any form and it is just not a suitable place for cars (or people) to be entering or leaving their property at any time.

- the size and scale of the development is totally excessive for a single dwelling in the area in terms of its consumption of natural resources at today's time and hence must be in conflict with the Council's overall environmental goals including for the Bilgola area. In fact in my time owning and living in a number of dwellings I have never seen a DA in a neighborhood where I have lived which is so excessive, likely to create so much disruption, danger and damage to

the environment

I hope these details provide insight some insight to the issues of this development from the vantage point that we have in likely seeing the destruction to the environment and also the traffic chaos that would likely result, rather than as an immediate neighboring property that might also be more directly impacted.

If you would like to discuss further please contact by email or phone.

Regards
Martin (Joe) Shannon