

SUBMISSION ON 521 Barrenjoey Road, Bilgola Beach

This development application is most disturbing in many ways. Firstly, its location on the Bilgola Bends is absolutely unsuitable for building an ambitiously large house whose only access is by a wide opening onto 'the bends'. Barrenjoey Road is narrow at this point, has a single lane in each direction, and carries a large volume of traffic. There will be chaos during construction inevitably resulting in major interruptions to the flow of traffic on the only main road into the peninsula. It is a very steep and difficult site and there have been rock falls on nearby blocks. An accident is a real possibility which could impact on the traffic below. Bearing in mind that there has been recently been a fatality on Bilgola Bends it is reckless to allow such a building on this hillside. The consequences of allowing it would be to provide a precedent for all the other nearby blocks awaiting development.

The bushland would be destroyed. This development alone requires the removal of 28 native trees which are part of the heritage Foreshores Forest. How can this be contemplated at a time when local and State governments emphasise the need to preserve and extend the green canopy? The design contravenes planning regulations in its bulk and scale in E4 zoning which calls for low impact housing. This could never be described as low impact and approval should not be given to it.

In view of the other blocks which have been sold off nearby I feel the State Government should be prepared to take over this sensitive and difficult site and thus avoid equally ambitious plans being developed for the other blocks. It will probably be necessary in the foreseeable future to widen Barrenjoey Road on the Bilgola Bends. Houses built on a slip area just above it will make that even more difficult.

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