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Subject: Online Submission

16/08/2021

MS Jill Morrison
287 Hudson PDE
Clareville NSW 2107
jillpmorrison@gmail.com

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

The proposal

- is a massive road safety risk in close proximity to the two lane (one each directions) Barrenjoey Road, both in construction and long term.
- appears to take over the council road reserve with the driveway and garage directly abutting Barrenjoey Rd.
- must incorporate the construction zone, materials storage and handling and all vehicle access and turning wholly within the property, with no impact on normal flow of Barrenjoey road. The site must create it's own slip road for vehicles coming of and re-entering the main road, minimising traffic flow impacts.
- creates seriously impacts the main road, being on a bend with poor visibility. - should elevate and set back the garage and driveway to where the second dwelling is located.
- presents excessively and unrealistic tree removal, audaciously removing mature vegetation on council road reserve and neighbouring properties; therefore inconsistent with council's standards for other remnant bush properties and reserves.
- suggests the second dwelling is a ploy for more tree removal ocean view side of the primary dwelling, for its construction and clearing in front. The second one would be better incorporated into the main building mass. The garage is better located above a retaining-walled driveway where the second dwelling is shown. Or otherwise accessed through the back/west property through to Plateau Rd by an easement.
- needs to consider the safety risks to pedestrians and vehicles entering and leaving the property directly onto the busy Barrenjoey road. There is no pedestrian access on that side of the road currently. Crossing is dangerous and traffic should not be held up on those road bends. Unless the road is widened to 2 lanes in each direction with proper footpath and pedestrian lighting.
- inadequately addresses stability risks in this slip-zone location in the geotechnical report.
- needs to better consider retaining the natural bush-land frontage to Barrenjoey Rd for ground stability and maintaining the natural street front aesthetic.
- in summary is ill-conceived, presents unacceptable risks, negligent tree removal, regressive impact on public amenity of Barrenjoey Rd, already inadequately meeting roadway capacity demands.

Regards

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