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Subject: Online Submission

16/08/2021

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

Regarding the proposed development to 521 Barrenjoey Rd, there are some key areas of concern:

1. Impact on Traffic Flow/Congestion: this plan indicates an estimate of 64 weeks of disruption. Barrenjoey Rd is the main access point for all residents. With traffic control, delays, this will push traffic onto The Serpentine (which is already congested & down to single lane most days), or up over the Plateau. This will create substantial impact & disruption to many residents. Furthermore, Summer Traffic, Weekend Traffic creates a build up on the Bends, this Traffic Plan is not realistic in any way.
2. Site Parking: Plan states site workers will park in neighbouring streets or carpool. Which streets? There is no clear plan here, there are no streets to park in. This will create additional impact to residents. This is a substantial build requiring many tradesmen, therefore there needs to be a realistic plan presented in this regard.
3. Ongoing Access: Site has provision for 4 car parking spots. Where will guests & visitors park & access the property? They cannot walk along the gutter in Barrenjoey Rd if they park on Plateau Rd or Old Barrenjoey Rd. This is a large property, one can expect that there will be more than 1 visitor at times, assuming the home will have 1-3 cars. How will residents walk to Bilgola Beach? Dodge traffic, walk in the gutter? Again, this plan is not showing itself to be realistic or adequately assessed for impact.
4. Safety of Access: this access point is at a blind corner, on an already dangerous road. Given the nature of the road, the flow of traffic, I can imagine it will be extremely challenging to exit the property onto Barrenjoey Rd, particularly if required to travel South. I am concerned there will be impatience, accidents, and there is no room for error on this Rd. This could lead to serious accidents. I also raise concern with delivery couriers, with online shopping most households are receiving a few deliveries a week. This will add to the activity on & off the property out their driveway. It's not practical.
5. Slope, Erosion, Loss of Natural Bush: A building of this magnitude will put stress on the ability of the slope to withstand heavy rains over time. We will have more run off, and the loss of the natural bush, and any fauna is totally unnecessary & unwarranted. We need to protect the few remaining pockets of bushland that are left in our beautiful neighbourhood.
6. Aesthetic: We have to ask ourselves if this will create a precedent, will this be the first of the monster houses that will wrap themselves end to end on the iconic Bends? Do we want to look like the Gold Coast - can we not work WITH the landscape, creating a home that is in harmony with the natural surroundings & also one that is pragmatic - realising that a site of this nature

does not lend itself to the Architectural Plan that has been designed. I object to a monster home being placed in a site that clearly cannot support it.

Thank you,
Clare Crawford.