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Subject: Online Submission

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

This development should not be allowed to proceed. It sets a precedent in urbanising 'the bends', a green area that forms a gateway to the northern part of the peninsula. Its an area of natural beauty with spotted gums, angophoras and remnant forest and one of the few places like it in our increasingly urbanised city. To preserve the natural environment and the existing ecosystem, no other developments should proceed along this strip with the land being bought back and kept as a reserve with the assistance of state government funding.

As to the building, it is excessively bulky and fails to comply with many regulations including set back, height and car parking.

The disturbance to the flow of traffic during the proposed construction period of 64 weeks will be significant along this major artery. Indeed, in a complex build such as this, it is not uncommon for the duration of the build to extend by as much as 50%, disturbing traffic flow for up to two years. Some of the traffic might be diverted to The Serpentine, which itself is challenging to negotiate being narrow and subject to bicycle and pedestrian traffic. Once built, further traffic disruption will occur as the owner seeks access and egress from his property. To be clear, 'the bends' are already challenging for those that use it and indeed was the site of a recent fatality.

Another concern is managing the trades vehicles that will be needed to carry out the work. There is nowhere safe for them to park along Barrenjoey Road, nor are there any streets in close proximity where they will be able to park without inconveniencing neighbours.

Apart from habitat loss, I am also concerned about undertaking a massive construction work such as this in a precipitous place, that is a known slip area.

By any measure, allowing a development such as this in a pristine bushland areas is completely misguided and will leave a permanent scar.