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Subject: Online Submission

17/08/2021

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

I strongly object to this DA for these reasons:

The building is completely out of scale and bulk with surrounding buildings and of excessive height. It demonstrates non-compliance in set-back, height and car parking requirements. The destruction of most of the vegetation on the land, currently part of the bushland extending across several adjoining and neighbouring blocks is unacceptable. Any surviving trees could not long survive the changes to their root areas, changes in drainage and loss of their plant community. The precedent that this development could create could result in a series of such developments along that stretch of the road, and completely change the bushland character of the Bilgola Bends. The effects of extra runoff from so many hard surfaces would impact the bushland below, owned by RMS and managed by NBC.

The process of construction on that site is unacceptable. The Construction Traffic Management Plan is unrealistic, devised by someone who has never seen the site and the surroundings. There is no parking on site and no road reserve onto which vehicles can stop without disrupting traffic. This is the arterial road for hundreds of vehicles every day. Already delays or accidents on the road cause serious problems. The proposed 64 weeks of traffic disruption during construction is out of the question. That Plan suggests workers on the site can park elsewhere and walk to the site, but if they park in Old Barrenjoey Rd, there is no safe pedestrian access across the roundabout they must cross to get onto Barrenjoey Rd, where there is no footpath to the site at 521. This danger to workers will draw the attention of Safe Work NSW should the development be approved.

I urge Council to reject this application and to consider rezoning other land along this part of the road from residential to some other zoning that will protect it from future such development attempts.

This development is not in the public interest. In fact, it is in opposition to the public interest and must be refused.