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Subject: Online Submission

08/08/2021

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

Reading into these plans Council is agreeing to 2 weeks of major disruptions to traffic on Barrenjoey Road.

Other than essential Road Works Barrenjoey Road closures should only ever be permitted at night.

The suggestion that after the first 2 weeks of excavation on the set-back from Barrenjoey Road the entire project will be self-contained within the site and there will be only "minor" and "occasional" interruptions to traffic on Barrenjoey Road is totally impractical and I would suggest impossible to achieve.

If permission is granted to allow access to Barrenjoey Road it will create a 65 month long interruption to Barrenjoey Road traffic and a permanent major hazard to both the owner/occupier of the dwelling and every vehicle and person who travels on Barrenjoey Road.

Where is the Roads and Maritime Services Approval?

In the last year or so the owner of an adjacent block of land constructed a 'lay-by' on his Barrenjoey Road frontage. He placed his garbage bins there for collection and also parked his car there. It was only in operation for a few weeks before he was forced to close it down as is evidenced by the concrete barriers that are there now.

Whichever Authority was responsible for that closure should be investigating this proposal now. If they had the authority to stop the lay-by they must surely have the authority to stop this access to Barrenjoey Road?

Although the Owner of the property has presented a Riparian report it does not cover impact upon the natural environment and wildlife.

This is an environmentally fragile area and before approval the Land and Environment Authority must be consulted.

The current zoning which permits a construction height of 8.5m should not be allowed to be breached as it was put in place for a purpose.

The subterranean excavations for lift access etc will have a major impact upon the stability of the entire landscape from Plateau Road to Barrenjoey Road and should not be allowed to proceed without a complete and independent geo-tech report.

By approving this project the Council will be creating a precedent for similar developments on the adjoining blocks of land which may have the effect of causing a total collapse of the entire escarpment.