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07/05/2024

MR Lloyd Holder
1 Lisa Place PL
Bilgola Plateau NSW 2107
[REDACTED]

RE: DA2024/0303 - 337 Lower Plateau Road BILGOLA PLATEAU NSW 2107

I oppose this application for the following reasons:

1. Loss of Habitat - the very essence of this local area relies on the trees that attract numerous birds and other wildlife and the relaxed community feel. This development is out of place and more suited for inner Sydney. The increased parked cars and traffic to this "arterial" does not fit.
2. Allowance for occupant and visitor parking - referring to a 2013 RMS document for vehicle numbers does not reference the actual situation on Lower Plateau Road today. An on site review would lead to a view that most properties have at least 4 cars to each residence (that's 2 for parents and 2 for adult children). There is a need to make some allowance for visitor parking, especially as there is minimum current parking available in the area on Lower Plateau Road. Most of the overflow parking is likely to find it's way to the north west side of Bilwara Avenue which is currently filled with cars, boats and trailers. Then there is a need to accomodate boats, trailers and caravans. It would be reasonable to anticipate that the development allowed for at least one of these for each site. Of course it will also be important to make consideration for a boat or caravan leaving the property and the passing allowance needed in access road
3. Waste collection - during collection of bins there will be a need to accomodate at least 12 bins on the kerbside, the disruption to traffic caused as the collection takes place will be substantial and is neither sensible nor warranted. Prior to considering approval it is recommended that Council request a specific traffic plan related to waste collection
4. Construction noise and traffic - this development does not appear to have dealt with the traffic generated during construction. It could be expected that only one home could be sensibly built at a time and consequently disruption could occur for up to 3 years. Access for concrete trucks, cranes and delivery trucks has not been considered and when the real cost of this sort of activity is fully considered the return for this development would be anticipated to be poor. Prior to considering approval council should require an economic review of returns considering the construction cost for all 3 developments. Otherwise it would be someones ill considered "white elephant".