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Subject: Online Submission

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RE: DA2020/1351 - 1 Bilambee Lane BILGOLA PLATEAU NSW 2107

Hi, i'm a local on Bilgola Plateau. My house will actually be facing the complex going up on the corner of Plateau and Bilkurra.

I want to make a submission to say that I can't support this DA as it stands right now.

The proposed build will be a level above permitted height and will take light and life out of the beautiful bushy skyline that we all love so much in Bilgola Plateau.

I watch the sun set through the trees from my place. Being able to enjoy nature and natural light from our homes is a reasonable expectation for those who live in Bilgola. It has motivated so many to live and invest here and we are fiercely grateful for such treasures.

At that height, the sun would set on my house at around 2pm. This will be the case with about 30 houses around me.

Because of its placement on the hill, this lot is always going to have a significant impact on natural light. However, the excess height would accentuate that unnecessarily further and frankly, make things gloomy in this beautiful place.

Secondly, the development appears unclear as to its supposed purpose. The limited number of toilets on the ground floor seems not to accommodate for a cafe or restaurant, yet the layout implies either of these would be desired. Lack of toilets could position the laneway behind to be an opportunistic lavatory, causing deleterious sanitation.

In respect to my earlier sentiments on our bushy suburb, the design itself lacks green-ness and seems without complimentary landscaping that would naturalise it to the area. Overall, the building doesn't seem to have been designed with its surrounding community in-mind.

On this note: what will happen to the existing businesses? It seems unnatural to have the two sites sitting next to each other: one so new, one so... charming. If the sites were joined, the space could be used instrumentally better for the community and the economic vitality of its existing retailers. As it is now, the small businesses making it work in those premises would be shadowed by a monolith (both figuratively and literally) that is as uninviting to their needs as it is competitive to their wellbeing.

My final consideration is traffic. The supplying roads currently cannot support increased traffic. Even if all the potential residents and services took Plateau Road from Barrenjoey Road, the safer (but not preferred) route, the congestion would still be significantly greater. Particularly

when considering the, as mentioned, implied hospitality premise on the ground floor.

Because of the steepness of our hill, the roads leading to and from the Plateau are necessarily dangerous. The propensity for injury to people, pets, wildlife and local infrastructure would be increased beyond capacity for burden.

Thank you for considering my points in regards to this DA.

Regards, Tilly Gray