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Subject: Online Submission

22/11/2020

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

To Whom it may Concern.

This is a large development in a small community suburb and is completely out of place with the suburbs character.

The application exceeds the LEP control for building height of 8.5m. This is unacceptable in a residential area. The building must comply with the height limit.

The bulk and scale and therefore visual character is inconsistent with the surrounding shops and residential area.

The depth of excavation is a real risk to the existing shops and residences adjacent the proposed excavation.

The development seeks 2 levels of parking for more than 50 car spaces, although there are only 8 units proposed. Why are there so many car spaces planned? Having 50 cars entering and leaving this building that is located in a purely residential area and mainly comprised of young families with small children, is a high risk to the safety of pedestrians, is impractical and will be a nightmare for the local traffic. In addition, the existing parking at the set of shops will be compromised by the additional dwellings, as residents are likely to park on the street and use the shops parking for ease. This is likely to reduce the customers for the existing shops.

Increasing the density of this site is not in keeping with the low density surrounds. Most sites in the vicinity are single dwellings. This high density development will reduce the amenity of the local area and is out of character.