
Sent: 23/11/2020 3:52:45 PM
Subject: Online Submission

23/11/2020

MRS Anna Rudd
- 2 Bilkurra AVE
Bilgola Plateau NSW 2107
annadoube@hotmail.com

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

Anna & Phil Rudd
2 Bilkurra Avenue, Bilgola Plateau, NSW, 2107

Re: 1 Bilambee Lane, Bilgola Plateau
DA 2020/1351

To whom it may concern,

Firstly, we are not opposed to a development altogether at the site however we are extremely concerned and opposed to the current plans and submissions put forward for 1 Bilambee Lane, for numerous reasons, outlined below.

- Proposed height & privacy

The proposed height of this DA is ridiculous. It exceeds LEP 4.3 building height by nearly 3 meters and is much higher than the existing set of shops. It does not need to be this high - we want to ensure that Council review the plans of this site with a fine-tooth comb and reject current application of 3 stories. It is intrusive on our property- we do not want people in these proposed units looking straight into our front yard, living room and main bedroom. There has been no thought around privacy for existing residential dwellings located close to this DA. In keeping with current dwellings in the vicinity, we expect this to be no more than 2 stories high.

- Bilambee Lane access

Has anyone in Council been to view the current access along Bilambee Lane? This is a narrow, single service laneway, mainly used by the existing businesses in the complex. Having an entry/exit point for the proposed carpark seems absurd. You cannot fit 2 cars passing each other at one time on this laneway and from what we understand from the plans, the carpark will be controlled by traffic lights with 1 access point in & out. How will traffic flow be managed by incoming & outgoing residents on Bilambee Lane? The concern is that cars will queue onto Bilkurra Avenue, directly opposite our driveway and clog traffic back onto Plateau Rd - already a blind corner if travelling from the east side of Plateau Rd - especially due peak times (ie school pick ups/drop offs).

Please consider where the entry for this carpark is located - to ensure safety first for the local community.

- E4 low density environment zoning

The zoning for neighbouring residential properties in this area requires stringent compliance of the E4 zoning requirement (of which we have adhered to with our own completed DA). This compliance has ensured our house has remained in keeping with the area- bushy, lots of

plants & wildlife, low development, and predominantly residential houses with families. This development proposal is almost a slap in the face for local residents who have adhered to strict regulation & rules around development in the area, with significant lack of compliance for this DA.

- Landscaping

Where is the green space to soften the impact of the proposed development on surrounding properties? The landscaping proposal is very poor and is not in keeping with the local area. We do not want to be looking at a giant white tiled wall from our front yard, living room and bedroom. We would expect at a minimum, this development to include much more from a landscaping POV including mature trees, screening and green walls as an example to remove the 'in your face' nature of this development and create some sense of privacy for existing dwellings. PLEASE ensure this is heavily reviewed.

- Intersection of Plateau Rd, Bilkurra Av & Bilambee Av

This is already a dangerous intersection, with limited visibility for cars travelling in a westerly direction along Plateau Rd. With a proposed development of 8 units and shops below, this is adding many more cars to this intersection on a daily basis, greatly increasing the risk of accidents on the corner.

Additionally, the Pedestrian crossing at the start of Bilambee Ave is the ONLY dedicated point to cross for residents living on the northern side of the plateau - this is of particular concern considering how many children use this crossing each day to get to and from Bilgola Plateau School. Construction vehicles & increased traffic flow (ie construction workers) will also increase greatly the risk of accidents for people using this crossing - especially before & after school.

We only have to look at the development 'The Hole' that has occurred on the other side of the Plateau to see how many workers this site brought in every day - sometimes at least 50 on the site at once. Where are they all going to park and how can we ensure they have consideration to the safety of the community first & foremost?

- Hours of construction

A little further down the line however can Council please consider the hours that power tools, construction trucks and deliveries be allowed. We enjoy our peaceful community and want to ensure that construction hours are reasonable (ie not starting before 7am, no Sunday activity etc). Please!!

Thank you for your time reviewing this application- we strongly oppose the current plans and hope Council rejects the DA and orders significant amendments.