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Subject: Online Submission

26/11/2020

MS Melanie Stancliffe
- 16 Bilga AVE
Bilgola Plateau NSW 2107
melanie.stancliffe@gmail.com

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

I wish to object to the above development application as follows:

1) Non-Compliance

The current DA makes has absolutely no regard for planning controls with regards to height, landscaping, density, or setbacks (to name just a few). I do not believe that the similar development at the southern end of Bilgola Plateau (also non-compliant) should set a precedent for the suburb.

2) Traffic Safety

The proximity to both the primary school and a pre-school makes the density even more of an issue. This is already a busy corner with safety concerns for young children which would be exacerbated with this development.

3) Aesthetics

The current design is completely out of keeping with both its surroundings and adjoining buildings. The scale is totally off, it's imposing, has little architectural merit and will look ridiculous next to the current shop top building next door, not to mention the impact on the light, noise levels and ventilation of adjoining landholders. Most of which own their homes and purchased with the intent to live in a quiet leafy suburb. It has understandably been designed to maximise financial gain; however this gives no consideration to it's adjoining residents.

4) Loss of suburb characteristics

Bilgola Plateau is a quiet, bushland environment, a family friendly suburb where the kids can roam freely and people know their neighbours. This development, with its size and density risks eroding those characteristics. This is not the suburb to be putting high unit blocks in.

There is no denying that this corner needs developing, but the current application should not go ahead in its current form. Please consider rejecting this DA and requesting some significant modifications.