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25/09/2024

MR Daryl O'Connor
39 Bilwara AVE
Bilgola Plateau NSW 2107
[REDACTED]

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

Daryl & Claire O'Connor
39 Bilwara Ave
Bilgola Plateau, NSW 2107

RE DA 2024/0303.

As close neighbours to those adjoining this property, we are writing again to lodge our objections to this proposed DA.

1. We note that an easement would be required to enable the driveway to be widened to the legal width. The council should not assume that those neighbours affected would agree to such a proposal.
2. We also note that the driveway would need to be widened at the roadway to allow vehicles to stand by as other vehicles enter and exit. This would presumably require Council approval as it involves the nature strip.

However, according to the Traffic Engineers Referral Response 2 (05/09/2024) it states: "Due to site constraints, the passing bay is not fully compliant with the Pittwater DCP and the location of passing bay is in nature strip not within the site boundary contrary to AS2890.1 which requires such bays to be located inside the property boundary of 5.5m in width and extending for at least 6m (clause 3.2.2)".

The Report then continues:

"Council could consider approval of a slightly non-compliant passing bay as the traffic volume using this access is low,"

The traffic volume may be low now, but that is because it's not yet subdivided with three houses on it. It's unreasonable to suggest that the traffic volume using this driveway, during all that would be involved in building three houses on this subdivided plot, would be of little consequence.

Council suggesting that itself be 'non-compliant' is a novel approach. I would have thought these traffic issues alone should disqualify this application.

3. We are also concerned about installing permanently operating traffic lights at the top of the drive. These traffic lights would cause perpetual visual pollution for the immediate neighbours and those who have a line of site from across the other side of Lower Plateau Road.
4. Even if amended as required, the access driveway could not cope with the need for emergency access by ambulances, fire brigades, and others.
5. There are double lines on Lower Plateau Rd outside this development, so the parking required by residents overflowing from the three proposed houses would be forced to park elsewhere, thus amplifying the impact on nearby residents.
6. We cannot imagine how building three houses on that lot would be anything other than

disastrous for all the adjoining neighbours. Assuming subsequent DAs were approved for all three houses and all were built simultaneously, the volume of trade vehicles required would not be accommodated by the limited access and parking. None of the Traffic reports adequately addresses this. Basing traffic assessments on the assumption of three car trips per hour during peak periods, considering the vehicle volume and access issues mentioned above, is misleading and inadequate.

7. Even worse, if the houses were built sequentially over several years to mitigate the volume of trade vehicles, the extended disruption would destroy the amenity of all adjoining residents.

8. We also acknowledge and largely support the environmental concerns the adjoining and nearby residents have raised. We see no need to repeat them all in this submission. However, we note that the scale of the proposed development, the inevitable destruction this would cause to flora and fauna, and the substantial impact on all adjoining properties mean this subdivision proposal should not be approved.

In summary, we feel this proposal is entirely inappropriate for this location and would significantly diminish the local amenities many enjoy.

Yours sincerely

Daryl and Claire O'Connor