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

Developing this site to provide a diversity of housing choice and removing its former industrial use is supported in principle. Likewise activation of the existing retail strip is supported, though this should be achieved with minimal impacts to adjacent residents who are likely to be affected by noise, light spill, and overlook. A modestly sized development, that is respectful of the context of single detached residential buildings and that demonstrates consistency with state and local planning provisions, is recommended over what has been submitted.

If this development proposal is approved and proceeds, it would be strongly recommended that Council reviews local traffic conditions as a result, with particular attention to the following:

- Trucks that exceed the 3T limit, clearly signposted at the bottom of Grandview Drive, accessing the Plateau: this is a significant pedestrian and property safety concern. Trucks have been observed on numerous occasions disobeying this requirement, with apparently no consequences. The risk to schoolchildren and elderly residents is obvious. This development is yet another likely culprit to ignore this requirement. The requirements set out in the CEMP, stipulating access via Barrenjoey / Plateau Roads, must be monitored for compliance by Council.
- It is not sufficient to state, as the traffic report does, that construction traffic is minimised during school start and finish periods. Unsafe traffic management by building contractors on the site cornering Plateau Road and Grandview Drive has already been experienced on multiple occasions. It is recommended that the Safe Work Method statement in the CEMP is revised to provide realistic detail of site access around the neighbourhood, and it is strongly recommended that Council monitors this project if approved, given the proximity to the school and the existing constricted street conditions.
- There has recently been considerable concern within the local community about the increase in unsafe vehicular traffic. Given that this development proposal represents an intensification of residential usage in the local area, it is an opportune time for Council to review neighbourhood traffic conditions. This should include consultation with Transport for NSW on bus operations, given recent changes to bus services, as bus use on the Plateau contributes to unsafe road conditions.