From: David Bracks

Sent: 9/09/2023 10:38:55 AM

To: Council Northernbeaches Mailbox

Subject: TRIMMED: DA2020/1351 Submission

Dear Sir/Madam

I have reviewed the updated proposed development DA2020/1351 and have the following concerns and objections.

1) As previously submitted I do not agree to the building height exceeding the maximum height restriction of 8.5m. The height is well above the maximum height restriction, plus there is additional structure above the roof line in the plans which further exceeds the height restriction. This sets an unwanted precedent that any height is acceptable and not in keeping with The Pittwater area.

2) The submission takes away one council parking space and converts it to a loading bay. I believe this should be refused for the following reasons.
a) Already there is not sufficient parking particularly during the Bilgola Plateau public school drop off and pick up times. Taking a car space away with limited parking is not acceptable.
b) More importantly this is a direct safety issue. The intersection of Bilkurra Avenue, Plateau Roda and Bilambee Avenue is an extremely busy intersection with a pedestrian crossing. Adding a loading bay upon the intersection will impose a blind spot for drivers and pedestrians if a high clearance trucks or vehicles parked in the loading space. I draw this to your attention now in the event of any future accidents caused from such a scenario and perceived litigation.

3) I draw your attention to the excavation and demolition on the site. As Council will well know the site was previously a service station. What provisions have been made for removal of tanks, cleaning of the sandstone (as a porous material) site and other excavation materials. Also, what special provisions have been made for water run-off during excavation/construction? What construction technique will be applied to ensure no leaching into stormwater run-off or sump pumps after construction is completed.

Kind regards
David Bracks
15 Bilambee Avenue
Bilgola Plateau