
Sent: 23/09/2023 10:07:08 AM
Subject: Submission Mod2023/0474

Re: MOD2023/0474
1 Bilambee Avenue, Bilgola Plateau

To whom it may concern,

Whilst there are height concerns, with the maximum allowable height being 8.5m on this site, and the proposed building having a height of over 10m, our major concerns revolve around the major traffic and parking implications to the area, but also the feasibility of retail success.

Currently the row of shops on Bilambee Avenue is highly congested during school drop-off and pick-up times. The addition of more retail shops and units will further exacerbate the problem and make the Bilambee Avenue thoroughfare to Pittwater more dangerous than it already is.

A number of retail shops adjacent the subject site are constantly changing hands or being reinvented due to lack of demand of the service they provide, or intense competition from the nearby IGA and adjacent coffee shop.

Bilambee Avenue is the only school bus/public bus route to Pittwater with major congestion problems and difficulties navigating school buses around the Plateau Rd-Bilambee Avenue intersection, and also down the narrow Bilambee Avenue itself.

Vehicle entry/exit to the subject site's underground car parking from the notoriously narrow Bilambee Lane is completely impractical and will see the general public using on-street parking instead, adding further to already congested parking situation.

We hope this submission is taken seriously as many local residents share the same concerns.

Sincerely,

Johnny Mrljak
14 Bilambee Avenue, Bilgola Plateau