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Subject: Online Submission

27/11/2020

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

27.11.2020
Steve + Dani Koolloos
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0404 040 396

The General Manager
Northern Beaches Council

RE: Written Submission relating to Development Application 2020/1351
at 1 Bilambee Lane, Bilgola Plateau NSW 2107

My name is Steve Koolloos, I am a Director of MCK Architects and with my wife Dani, and two young children, live at 1 Bilkurra Avenue, Bilgola Plateau, directly across Bilambee Lane from the proposed mixed-use development identified above. We have lived here for just over 10 years within the relaxed community of Bilgola Plateau, and during that time have put our own blood sweat + tears into renovating our own home.

I pen this submission for the following reasons:

- a) to preserve the current residential amenity of my own home from the impact of the proposed development
- b) to preserve the local community from unwarranted over-development
- c) to ensure the process is a fair and reasonable process for all parties
- d) to acknowledge the site known as 1 Bilambee Lane is ready for development albeit in a contextually sensitive format.

1. The submitted drawings site survey drawing number 21601 dated 11/3/2020 as prepared by Bee + Lethbridge, along with the Site Analysis diagram number DA-0008B dated Sep20 prepared by Benson McCormack Architecture and the Site Plan number DA-0009B dated Sep20 also prepared by Benson McCormack Architecture all fail to identify the three immediate adjacent neighboring dwellings most impacted by the proposed development including my own home at 1 Bilkurra Avenue, the two storey dwelling at 112 Plateau Road and the single storey dwelling at 114 Plateau Road.

In the very least Council should reject these documents and seek more information such that the applicant can demonstrate a better awareness of the immediate context. In the case of my own dwelling and the proposed overlooking from first floor balconies, simply writing 'Ensure Privacy with Neighboring Property' on a site analysis diagram without identifying that property, and then proposing two first floor balconies (and a third level balcony albeit set back slightly) all

overlooking that property is mocking any genuine understanding of privacy impact and needs to be addressed.

As it stands proposed units 101 and 102 have open external terraces with no proposed means to prevent overlooking and therefore are mitigating the visual privacy to my home including private open spaces across Bilambee Lane. Similarly units 201 and 202 on the non-compliant third storey have much larger open external terrace spaces running for the full length of the Bilambee Lane boundary. These terraces have planter boxes proposed at their edges with a AHD level of 149.790 being 1.5m above the proposed Level 2 floor level of AHD 148.290. This height implies a possible attempt to provide privacy towards my dwelling however looking at the proposed building section on DA0300 it is difficult to conceive the feasibility of the proposal's construction which shows what appears to be a 200mm thick floor structure at that terrace over the habitable spaces beyond on the first floor. Adding in appropriate thickness for finish to the first floor ceiling, actual structure, water-proof membrane, drainage fall and a finish to the level above, anyone with any construction knowledge will understand the proposed Level 2 floor level is not feasible and one can only assume this proposal is a stepping stone to get the massing approved with the potential to elevated the floor level down the track by Section 4.55 application. It is difficult to ask Council to assess what is not there however, so a better policy would be to have the applicant delete the non-compliant Level 2 all together. In doing so appropriate structural tolerances can be given to the proposed Level 1 plan, and would allow the ambiguously drawn rooftop plant to sit within a compliant height.

2. IF a rooftop plant area is to be approved then we would seek clarification of the height of that structure by inclusion of an AHD level that should be incorporated into any development consent. We would also request specific details on how 'acoustic louvres' will achieve the necessary acoustic standards as set out in NSW State legislation and the relevant statutory codes and standards. Similarly specific design and specifications should be submitted to ensure the same of the Lift Motor, Basement diesel pump, and the proposed Chamber substation.

3. Bilambee Lane is an inappropriate location for the proposed vehicular entry point into the subterranean car-park. In it's existing state it is a difficult laneway to drive down let alone promoting more traffic via this proposed entry point. Drawing number A1 dated 29/9/20 prepared by Stanbury Traffic Planning even demonstrates the need to use the incorrect side of the Laneway to enter into the car-park, remembering Bilambee Lane is a two way lane. It's position is proposed within close proximity to a southern bedroom in our home and there is no mention of the adverse acoustic impact of increased traffic and/or what we would expect is going to be a motorized security garage door there also. Due consideration should therefore be given to relocating this vehicular entry away from Bilambee Lane and away from such close proximity to neighboring properties. Night-time use of this capark would also result in light spill towards our home, specifically from cars coming up the ramp.

This vehicular entry point also has the bin store + substation combined in close proximity to our home. We have genuine health concerns about the location of a substation is such close proximity to our property specifically our driveway where our children love to play regularly. The bins also give us concern as it is unclear where the developer imagines they will be picked up from. The current commercial properties adjacent have long created unnecessary waste at the front of our property by their bin location and the proposed development is only going to exacerbate that issue for us.

4. The proposed excavation of 2 levels of subterranean parking is excessive and is wholly the result of the proposed overdevelopment of the site that includes a non-compliant third storey

and plant area over. A more considered and compliant proposal could result in less off street parking required and therefore less excavation. This in turn will result in less impact through the proposed stability methods that may include but are not limited to possible 'vibrating of sheet piles', 'ground anchors extending into adjacent properties' and 'contiguous bored piles'.

5. The proposed non-compliant Building height and breach of the envelope controls result in a built form that creates a sense of enclosure to the immediate context and the breaches are therefore wholly unwelcomed. In this respect the bulk and scale of the development is inconsistent with the objectives of Council's DCP and Council should seek in the very least to achieve an approval based on compliance with their own codes and standards for development. In particular is the northern boundary facing Bilambee Lane which has less width and therefore more contextual impact.

6. The submitted montage of the corner as seen from Plateau Road presents the development reasonably well, and it would be good to see commitment from the applicant to ensure the proposed palette is adhered to through the conditions of consent. Unfortunately the Bilambee lane / Bilkurra Avenue corner does not present as well and I don't think anyone wants to see an 8.5 metre high brick wall with sub-station access doors presented at that corner. A more considered aesthetic should be considered and presented back to Council by the Applicant.

My Planning Consultant, Mr Andrew Darroch of Mersonn, and myself I am happy to meet with the Applicant and their Architect to work through ideas on how to achieve a compliant development proposal, that results in a more positive and more appropriate addition to the Bilgola Plateau community.

Yours sincerely,
Steve Koolloos.