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**Sent:** 20/11/2020 5:26:08 PM  
**Subject:** Online Submission

20/11/2020

MR Nicholas Clark  
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**RE: DA2020/1351 - 1 Bilambee Lane BILGOLA PLATEAU NSW 2107**

First of all ; it will be great improvement of a desolate corner in our neighbourhood if a building were to be erected there that is sensitively designed to be compatible with the applicable planning codes and environmental standards of the local area.

But

the proposed development is entirely inconsistent with either the applicable codes and local environmental standards. I fully support the arguments presented in the comprehensive submissions by Garner and Sutherland.

I do not believe that a such large addition to retail shopping space is required in our area. There is a new shopping complex being developed quite close by on Plateau Road. Additional retail space will create the risk of substandard uses being introduced as the market cannot sustain the new retail areas proposed together with that to be opened soon. Of course it is for the developer to take that risk, but the community will suffer the downside of market failure.

The landscaping proposed does little to enhance the area.