
Sent: 22/11/2020 4:41:11 PM
Subject: Online Submission

22/11/2020

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

Dear Assessing Officer,

I write to you to object to this submission as it is an overdevelopment of 1 Bilambee Ave. The plans are not in line with local building requirements and the proposed bulky 3 storey building will have a negative impact on the surrounding neighbourhood.

The proposal is non-compliant in many points, but in particular, I like to mention the overall building height as well as the deep soil zones. The variation request under clause 4.6 summarises 3 points as a base for granting an exception, but these are not really relevant:

- 1) The proposed development is in the public's interest and consistent with the objectives of the B1 Neighbourhood Centre Zone - not explained which public interest and how this was verified with the public and not clear which objectives of the Neighbourhood Centre Zone are achieved.
- 2) It is not a question if the development will result in significant adverse environmental harm - it is a question that guidelines provided are followed
- 3) The direct social and economic benefits for the local residents will be achieved also without exceeding the maximum height of 8.5m. The only benefit in adding additional height goes to the developer.

Deep soil zones can be achieved as the existing trees on the property show. Alternate planting in unit balconies and courtyards is welcome, but not sufficient. At least the trees shown on the 3-D sketches need to be planted.

I therefore recommend to reject the application and adjust it to meet the local building regulations, in particular with regards to the height of the building.

Best regards

Francis Meier