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To: DA Submission Mailbox
Subject: Online Submission

28/05/2025

MR ben Blundell
335 - 335 Road ST
Bilgola Plateau NSW 2107
[REDACTED]

RE: REV2025/0005 - 337 Lower Plateau Road BILGOLA PLATEAU NSW 2107

Objections to the development are due to concerns regarding: -

1. Landslide first major concern - geotechnical report denotes this as being an H1 landslip zone. As the neighbour immediately above this property we are obviously concerned about slipping down into Pittwater. The only people more concerned about this are the people below. And the rate payers who will be forced to pay the compensation and the geotechnical people who said this was ok in the first place.
2. Wildlife corridor - as others have expressed, including experts from Council, this DA does not conform to Pittwater LEP 2014 C4 Environmental Living Objective: to encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors. And Pittwater 21 DCP sB513 Controls.
3. Aboriginal Heritage Values have not been included, cannot be assessed.
4. Waterway Concerns - as there are two major creeks and a waterfall as well as sewage water mains that run under and through the property.
5. Conflicting Traffic Reports - there seems to be a degree of consultant shopping on behalf of the applicant rather than a change in response to concerns of previous objections.
6. Installation of Bilgola Plateau's First Set of Traffic Lights - it is conceivable but highly impractical and inconvenient to close the road during demolition and construction phases. Of three houses no less. But the traffic lights will remain "in perpetuity". How will this affect the neighbours and the people across the road? How will it affect the wildlife? How will it affect ordinary people trying to use the road whilst waiting for the red light to use the driveway?
7. Roadway Traffic Danger - What we really want and haven't got, is consideration of the blind corner on Lower Plateau Road, which is somehow not mentioned, let alone considered or passed as safe. Traffic on the driveway is one thing, however, the road is what matters which over the years has changed from being a family friendly road (28 years ago when we moved in) to a fast, unfriendly double lined road with no yield from traffic in either direction. A car, a delivery van or truck is a "sitting duck" waiting for a multi car pile-up or head on collision by a car swerving to the wrong side of the road to avoid an initial rear-ending. To illustrate my point, I will make three observations:- i) the neighbour who is submitting this DA has asked us not to park our cars on our driveway near the kerb because it dangerously obstructs their view of the blind corner; ii) the working policy of the Keoride public bus service is to use the nearest safe place to stop, pick up or set down passengers which is on the corner of Yarrabee or Stromboli Place and iii) the NSW Services App advises that the safe stopping distance of a vehicle travelling at a speed of even 40kmh is 27 metres. The speed limit here is 50kmh and the viewing distance is 15metres. The double lines on the road are there because you can't overtake a stationary vehicle safely. There is no way anyone in their right mind would put

traffic lights on this spot or anywhere near it.