
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 24/09/2024 7:18:06 PM
To: DA Submission Mailbox
Subject: Online Submission

24/09/2024

MS Lara Swanson
- 339 Lower Plateau RD
Bilgola Plateau NSW 2107
[REDACTED]

RE: DA2024/0303 - 337 Lower Plateau Road BILGOLA PLATEAU NSW 2107

As new residents to the area we would like to express our initial thoughts and concerns on this development.

Widening of the driveway

As one of the direct neighbours to the singular driveway to this proposed development we are concerned over the proposed widening of the driveway. We do not support an easement for the right of way to achieve the passing bay requirements. We are also concerned in regard to the potential increase in height to meet the DCP gradient requirements. This would further impact us as direct neighbours, with the increased proximity to bedrooms and light pollution. See below.

Road noise and sound pollution.

Given our homes proximity to the site we feel that we will be greatly affected by the increase in cars and traffic with the access to the property. After coming from an apartment block, we understand the traffic light system and although we won't have to use it, the system itself is a cause of concern. A vehicle sitting at the top of the drive in a waiting bay will not only limit our visibility out of our driveway but also increase road and traffic noise. Our bedroom is on this side of the home and we can hear the cars coming up and down the drive currently.

Parking

Currently the street has no available street parking near/close to this proposed development. With limited car spaces available in the development, we request to know where additional cars will be left. This is another cause for concern.

Light Pollution

As previously mentioned, due to our proximity the proposed development and its singular access we will be affected by increased traffic and thus headlights into bedrooms and living areas.

The waterway

We also wish to express our concern over the properties being built on top/near the existing waterway and the flow on effect to lower properties.

Access to the property for emergency services

Given the singular driveway we are concerned about access to the property for emergency services.

In summary we ask the council to consider the effect and impact this will have on our local area and residents.

Regards
Lara Swanson & Jack Virgona
339 Lower Plateau Rd
Bilgola Plateau