
From: Evan Turner
Sent: 18/01/2025 2:36:53 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission on DA2025/0013

To the relevant officer,

I wish to make a submission on the Development Application DA2025/0013.

Whilst I do not object to this proposal per se, I wish to raise two concerns:

1. The SEE makes no mention of, and as such does not consider any potential impacts to the adjacent reserve (Plateau Park). The part of the reserve directly adjacent to the property is mapped as Duffys Forest EEC. Therefore, the SEE should include consideration of potential impacts to this sensitive EEC including, for example, additional shading or altered hydrology which may be caused by this proposal.
2. The SEE states that the current landscaped area is 47%, whereas a SEE submitted alongside a previous (2016) DA approved for this property stated the landscaped area was 57%. It appears likely that unauthorised works have reduced the landscaped area a further 10% beyond its existing non-compliant level. I believe that the requested variation should be considered within this context. If this variation is granted the post-construction planting suggested in the SEE should be made a condition, specifically using plants listed as occurring within the Duffys Forest EEC.

Thank you for considering this submission.

Best wishes,
Evan Turner-Schiller

